

nexus
grand

北
映
薈

SALES BROCHURE 售樓說明書

You are advised to take the following steps before purchasing first-hand residential properties.

For all first-hand residential properties

1. Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) (www.srpe.gov.hk) on the first-hand residential property market.
- Study the information on the website designated by the vendor for the development, including the sales brochure, price lists, documents containing the sales arrangements, and the register of transactions of a development.
- Sales brochure for a development will be made available to the general public at least 7 days immediately before a date of sale while price list and sales arrangements will be made available at least 3 days immediately before the date of sale.
- Information on transactions can be found on the register of transactions on the website designated by the vendor for the development and the SRPE.

2. Fees, mortgage loan and property price

- Calculate the total expenses of the purchase, such as solicitors' fees, mortgage charges, insurance fees and stamp duties.
- Check with banks to find out if you will be able to obtain the needed mortgage loan, select the appropriate payment method and calculate the amount of the mortgage loan to ensure it is within your repayment ability.
- Check recent transaction prices of comparable properties for comparison.
- Check with the vendor or the estate agent the estimated management fee, the amount of management fee payable in advance (if any), special fund payable (if any), the amount of reimbursement of the deposits for water, electricity and gas (if any), and/or the amount of debris removal fee (if any) you have to pay to the vendor or the manager of the development.

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.

- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.

- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
 - whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;
 - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
 - interior and exterior fittings and finishes and appliances;
 - the basis on which management fees are shared;
 - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
 - whether individual owners have responsibility to maintain slopes.

6. Government land grant and deed of mutual covenant (DMC)

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.

¹ The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.

² According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—
 (i) the external dimensions of each residential property;
 (ii) the internal dimensions of each residential property;
 (iii) the thickness of the internal partitions of each residential property;
 (iv) the external dimensions of individual compartments in each residential property.
 According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

7. Information on Availability of Residential Properties for Selection at Sales Office

- Check with the vendor which residential properties are available for selection. If a “consumption table” is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.
- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.
- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- Pay attention to the vendor’s right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors’ firm responsible for stakeholding purchasers’ payments for the property.

10. Expression of intent of purchasing a residential property

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific or general expression of intent of purchasing any residential property before the relevant price lists for such properties are made available to the public. You therefore should not make such an offer to the vendors or their authorized representative(s).

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.
- Before you appoint an estate agent to look for a property, you should -
 - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
 - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
 - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

- Consider appointing your own solicitor to protect your interests. If the solicitor also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest.
- Compare the charges of different solicitors.

For first-hand uncompleted residential properties

13. Pre-sale Consent

- For uncompleted residential property under the Lands Department Consent Scheme, seek confirmation from the vendor whether the “Pre-sale Consent” has been issued by the Lands Department for the development.

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.
- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.
- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

For first-hand uncompleted residential properties and completed residential properties pending compliance

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - strike or lock-out of workmen;
 - riots or civil commotion;
 - force majeure or Act of God;
 - fire or other accident beyond the vendor's control;
 - war; or
 - inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.

- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

- Ensure that you obtain the "vendor's information form(s)" printed within the previous 3 months in relation to the residential property/properties you intend to purchase.

17. Viewing of property

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.
- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

For complaints and enquiries relating to the sales of first-hand residential properties by the vendors which the Ordinance applies, please contact the Sales of First-hand Residential Properties Authority -

Website	: www.srpa.gov.hk
Telephone	: 2817 3313
Email	: enquiry_srpa@hd.gov.hk
Fax	: 2219 2220

Other useful contacts:

Consumer Council	
Website	: www.consumer.org.hk
Telephone	: 2929 2222
Email	: cc@consumer.org.hk
Fax	: 2856 3611

Estate Agents Authority	
Website	: www.eaa.org.hk
Telephone	: 2111 2777
Email	: enquiry@eaa.org.hk
Fax	: 2598 9596

Real Estate Developers Association of Hong Kong	
Telephone	: 2826 0111
Fax	: 2845 2521

³ Generally speaking, "material date" means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

01 | NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」）（網址：www.srpe.gov.hk），參考「銷售資訊網」內有關一手住宅物業的市場資料。
- 閱覽賣方就該發展項目所指定的互聯網網站內的有關資訊，包括售樓說明書、價單、載有銷售安排的文件，及成交紀錄冊。
- 發展項目的售樓說明書，會在該項目的出售日期前最少七日向公眾發布，而有關價單和銷售安排，亦會在該項目的出售日期前最少三日公布。
- 在賣方就有關發展項目所指定的互聯網網站，以及「銷售資訊網」內，均載有有關物業成交資料的成交紀錄冊，以供查閱。

2. 費用、按揭貸款和樓價

- 計算置業總開支，包括律師費、按揭費用、保險費，以及印花稅。
- 向銀行查詢可否取得所需的按揭貸款，然後選擇合適的還款方式，並小心計算按揭貸款金額，以確保貸款額沒有超出本身的負擔能力。
- 查閱同類物業最近的成交價格，以作比較。
- 向賣方或地產代理瞭解，您須付予賣方或該發展項目的管理人的預計的管理費、管理費上期金額（如有）、特別基金金額（如有）、補還的水、電力及氣體按金（如有），以及/或清理廢料的費用（如有）。

3. 價單、支付條款，以及其他財務優惠

- 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。
- 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。
- 如您擬選用由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料¹。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：（i）露台；（ii）工作平台；以及（iii）陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。

- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則（如有的話），因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。
- 閱覽售樓說明書，並須特別留意以下資訊：
 - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享有有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
 - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
 - 室內和外部的裝置、裝修物料和設備；
 - 管理費按甚麼基準分擔；
 - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
 - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

- 閱覽政府批地文件和公契（或公契擬稿）。公契內載有天台和外牆業權等相關資料。賣方會在售樓處提供政府批地文件和公契（或公契擬稿）的複本，供準買家免費閱覽。

¹ 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。

² 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—

- (i) 每個住宅物業的外部尺寸；
- (ii) 每個住宅物業的內部尺寸；
- (iii) 每個住宅物業的內部間隔的厚度；
- (iv) 每個住宅物業內個別分隔室的外部尺寸。

根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

01 | NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- 留意政府批地文件內所訂明小業主是否須要負責支付地稅。

- 留意公契內訂明有關物業內可否飼養動物。

7. 售樓處內有關可供揀選住宅物業的資料

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。

- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

8. 成交紀錄冊

- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。

- 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。

- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。

- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。

- 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的 14 日內，將該項改動以書面通知買家。

- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價**5%**的臨時訂金。

- 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。

- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。

- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

- 留意在賣方（包括其獲授權代表）就有關住宅物業向公眾提供價單前，賣方不得尋求或接納任何對有關住宅物業的購樓意向（不論是否屬明確選擇購樓意向）。因此您不應向賣方或其授權代表提出有關意向。

- 留意在有關住宅物業的銷售開始前，賣方（包括其獲授權代表）不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。

- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。

- 委託地產代理以物色物業前，您應該 —

- 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；

- 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及

- 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

- 考慮自行委聘律師，以保障您的利益。該律師若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益。

- 比較不同律師的收費。

適用於一手未落成住宅物業

13. 預售樓花同意書

- 洽購地政總署「預售樓花同意方案」下的未落成住宅物業時，應向賣方確認地政總署是否已就該發展項目批出「預售樓花同意書」。

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。

- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。

- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。

- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
 - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
 - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
 - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
 - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
 - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
 - 工人罷工或封閉工地；
 - 暴動或內亂；
 - 不可抗力或天災；
 - 火警或其他賣方所不能控制的意外；
 - 戰爭；或
 - 惡劣天氣。
 - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。

- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。

- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

- 確保取得最近三個月內印製有關您擬購買的一手已落成住宅物業的「賣方資料表格」。

17. 參觀物業

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。
- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

任何與賣方銷售受條例所規管的一手住宅物業有關的投訴和查詢，請與一手住宅物業銷售監管局聯絡。

網址	: www.srpa.gov.hk
電話	: 2817 3313
電郵	: enquiry_srpa@hd.gov.hk
傳真	: 2219 2220

其他相關聯絡資料：

消費者委員會	
網址	: www.consumer.org.hk
電話	: 2929 2222
電郵	: cc@consumer.org.hk
傳真	: 2856 3611

地產代理監管局	
網址	: www.eaa.org.hk
電話	: 2111 2777
電郵	: enquiry@eaa.org.hk
傳真	: 2598 9596

香港地產建設商會	
電話	: 2826 0111
傳真	: 2845 2521

一手住宅物業銷售監管局
2023年3月

³ 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。

Name of the Development

Nexus Grand

Name of the street at which the Development is situated and street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development

8 Luen Yick Street

(Note: The above is a provisional street number and is subject to confirmation from the Rating and Valuation Department when the Development is completed.)

The Development consists of one multi-unit building

Total number of storeys of this multi-unit building

17 Storeys

(excluding B2/F, B1/F, Transfer Plate, Roof, Upper Roof and Top Roof)

Floor numbering in this multi-unit building as provided in the approved building plans for the Development

B2/F, B1/F, G/F, 1/F-3/F, 5/F-12/F and 15/F-19/F

Omitted Floor Numbers in this multi-unit building in which the floor numbering is not in consecutive order

4/F, 13/F and 14/F are omitted

Refuge floor (if any) of this multi-unit building

Not Applicable

The Development is an uncompleted development

1. The estimated material date for the Development, as provided by the Authorized Person for the Development is 31 January 2026.
2. The above estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.
3. For the purpose of the Agreement for Sale and Purchase, under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase, without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

發展項目名稱

北映薈

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數

聯益街8號

(備註：上述為臨時門牌號數並有待差餉物業估價署在發展項目建成時確認。)

發展項目包含一幢多單位建築物

該幢多單位建築物的樓層總數

共17層

(不包括地庫2層、地庫1層、轉換層、天台、上層天台及頂層天台)

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數

地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓及15樓至19樓

該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

不設4樓、13樓及14樓

該幢多單位建築物內的庇護層 (如有的話)

不適用

本發展項目屬未落成發展項目

1. 由發展項目的認可人士提供的發展項目的預計關鍵日期為2026年1月31日。
2. 預計關鍵日期是受到買賣合約所允許的任何延期所規限的。
3. 為買賣合約的目的(根據批地文件，進行該買賣需獲地政總署署長同意)，在不局限任何其他可用以證明發展項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為該發展項目已落成或當作已落成(視屬何情況而定)的確證。

03 | INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方及有參與發展項目的其他人的資料

Vendor

Swift Millions Limited

Holding Companies of the Vendor

Concept Max Limited

Grand Ming Group Holdings Limited

Chan HM Company Limited

Authorized Person for the Development

Wong Min Hon Thomas

The firm or corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity

Wong Tung & Partners Limited

Building contractor for the Development

Grand Tech Construction Company Limited

The firm of solicitors acting for the owner in relation to the sale of the residential properties in the Development

Grandall Zimmern Law Firm

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development

O-Bank Co., Ltd.

Any other person who has made a loan for the construction of the Development

Grand Ming Group Holdings Limited

賣方

連逸有限公司

賣方的控權公司

顯溢有限公司

佳明集團控股有限公司

Chan HM Company Limited

發展項目的認可人士

黃明康

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

王堃建築師事務所有限公司

發展項目的承建商

佳盛建築有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

國浩律師(香港)事務所

已為發展項目的建造提供貸款或已承諾為發展項目的建造提供融資的認可機構

王道商業銀行股份有限公司

已為發展項目的建造提供貸款的任何其他人士

佳明集團控股有限公司

04 | RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an Authorized Person for the Development.	Not Applicable
(b)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an Authorized Person.	Not Applicable
(c)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an Authorized Person.	No
(d)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an associate of such an Authorized Person.	Not Applicable
(e)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an Authorized Person.	Not Applicable
(f)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an Authorized Person.	No
(g)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not Applicable
(h)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not Applicable
(i)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(k)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(l)	The vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(m)	The vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that vendor or contractor.	Not Applicable
(n)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(o)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(p)	The vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(q)	The vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor.	Not Applicable
(r)	The vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	No
(s)	The vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	Yes

(a)	賣方或有關發展項目的承建商屬個人，並屬該發展項目的認可人士的家人。	不適用
(b)	賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c)	賣方或該發展項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人。	否
(d)	賣方或該發展項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e)	賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f)	賣方或該發展項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的有聯繫人士的家人。	否
(g)	賣方或該發展項目的承建商屬個人，並屬就該發展項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h)	賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該發展項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i)	賣方或該發展項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述律師事務所的經營人的家人。	否
(j)	賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該發展項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(k)	賣方、賣方的控權公司或該發展項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(l)	賣方或該發展項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	否
(m)	賣方或該發展項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	不適用
(n)	賣方、賣方的控權公司或該發展項目的承建商屬私人公司，而就該發展項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(o)	賣方、賣方的控權公司或該發展項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(p)	賣方或該發展項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	否
(q)	賣方或該發展項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用
(r)	賣方或該發展項目的承建商屬法團，而該發展項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	否
(s)	賣方或該發展項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	是

05

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There is no non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目不會有構成圍封牆的一部分的非結構的預製外牆。

There are curtain walls forming part of the enclosing walls of the Development.
發展項目有構成圍封牆的一部分的幕牆。

The range of thickness of curtain walls of each tower is 200 mm.
每座建築物的幕牆的厚度範圍為200毫米。

Schedule of total area of curtain walls of each residential property
每個住宅物業的幕牆總面積表

Floor 樓層	Unit 單位	Total Area of the Curtain Walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
5/F 5樓	A	0.444
	B	0.469
	C	1.166
	D	0.434
	E	0.474
	F	0.614
	G	0.614
6/F-12/F & 15/F-18/F 6樓至12樓及15樓至18樓	A	0.444
	B	0.469
	C	1.166
	D	0.434
	E	0.474
	F	0.614
	G	0.614
19/F 19樓	A	1.295
	B	1.450
	D	0.454
	E	0.474
	F	0.614
	G	0.614

Note: 4/F, 13/F &14/F are omitted.
備註：不設4樓、13樓及14樓。

06

INFORMATION ON PROPERTY MANAGEMENT

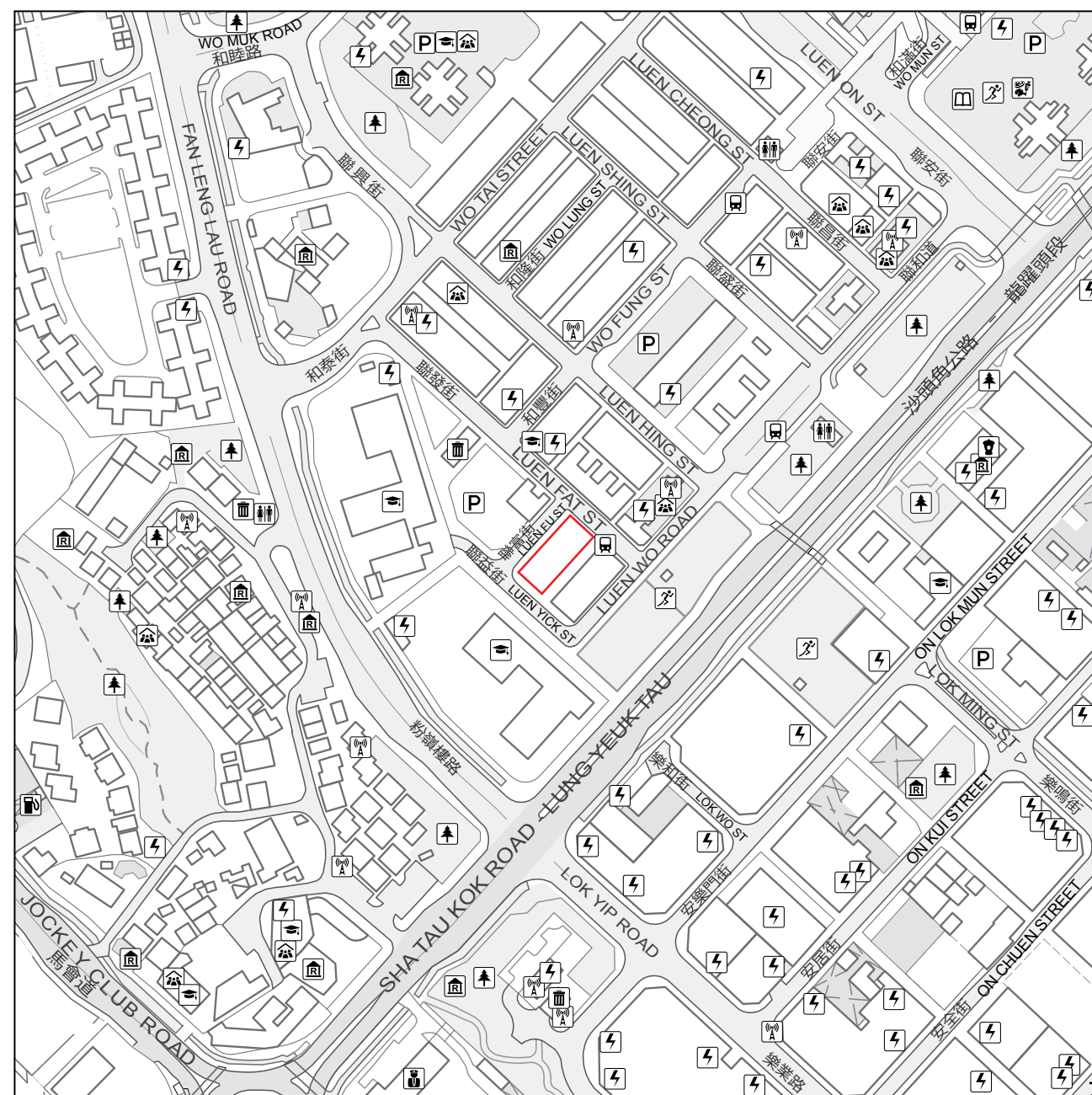
物業管理的資料

The person appointed as the manager of the Development under the latest draft Deed of Mutual Covenant as at the date on which the sales brochure is printed
Grand Ming Property Management Limited

根據公契在該售樓說明書的印製日期的最新擬稿獲委任為發展項目的管理人的人
佳明物業管理有限公司

07 | LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



Scale 比例：0 250M (米)

Boundary of the Development
發展項目的邊界



The Map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.
地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T3-SW-A dated 9 October 2025 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是由賣方擬備並參考地政總署測繪處於2025年10月9日出版之數碼地形圖，圖幅編號T3-SW-A，有需要處經修正處理。

NOTATION 圖例

Market (including Wet Market and Wholesale Market) 市場 (包括濕貨市場及批發市場)	Public Convenience 公廁
Library 圖書館	Public Transport Terminal (including Rail Station) 公共交通總站 (包括鐵路車站)
Petrol Filling Station 油站	Public Utility Installation 公用事業設施裝置
Power Plant (including Electricity Sub-stations) 發電廠 (包括電力分站)	Religious Institution (including Church, Temple and Tsz Tong) 宗教場所 (包括教堂、廟宇及祠堂)
Refuse Collection Point 垃圾收集站	School (including Kindergarten) 學校 (包括幼稚園)
Columbarium 骨灰龕	Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled) 社會福利設施 (包括老人中心及弱智人士護理院)
Police Station 警署	Sports Facilities (including Sports Ground and Swimming Pool) 體育設施 (包括運動場及游泳池)
Public Carpark (including Lorry Park) 公眾停車場 (包括貨車停泊處)	Public Park 公園

Notes:

- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- The location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

- 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。



● Location of the Development
發展項目的位置



Extracted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E239040C, date of flight: 1 November 2024.

摘錄自地政總署測繪處在6,900 呎的飛行高度拍攝之鳥瞰照片，照片編號E239040C，飛行日期：2024年11月1日。

Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.
香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得翻印。

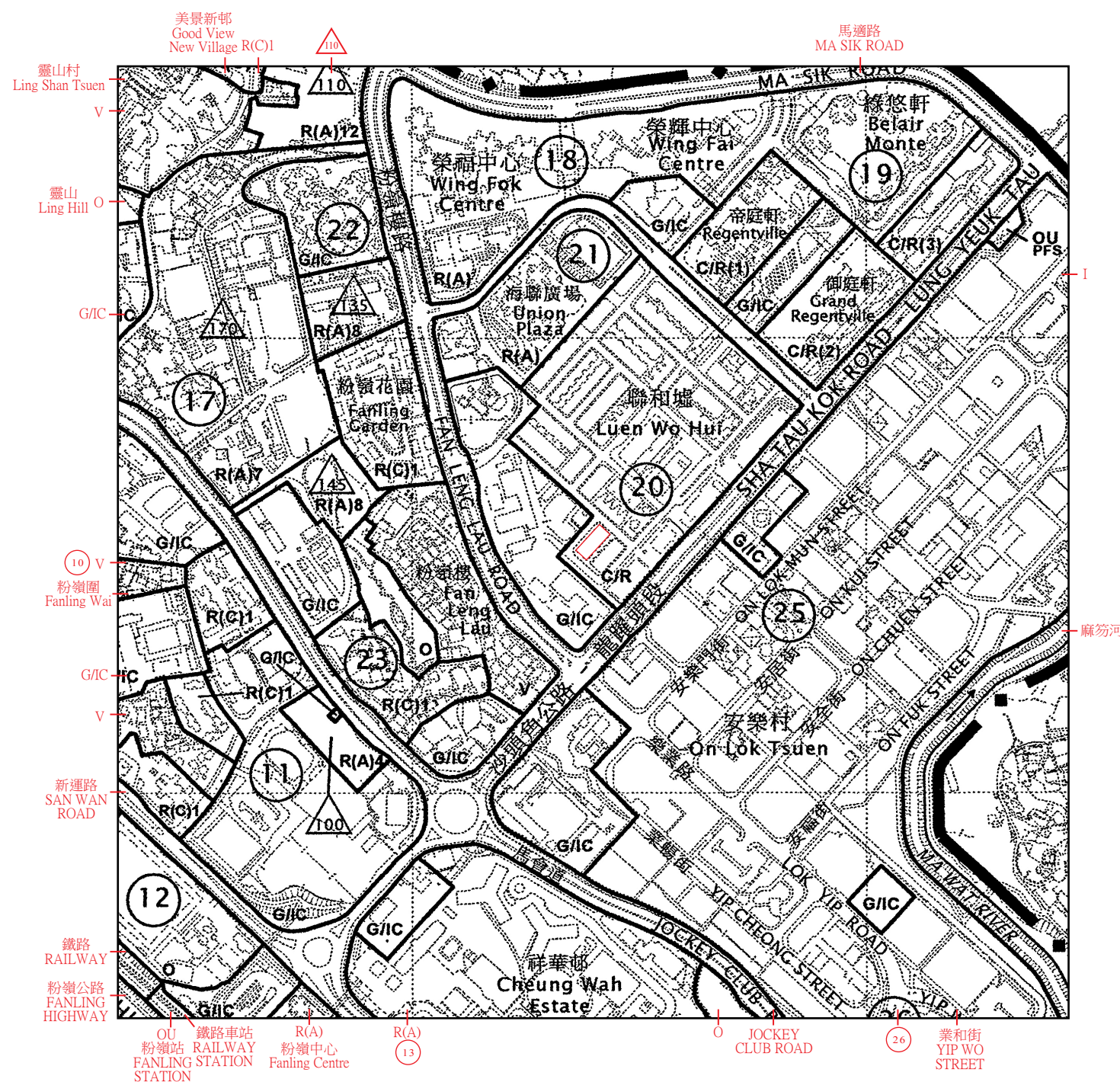
Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

09 | OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖



Scale 比例：0 500M (米)

Boundary of the Development
 發展項目的邊界

Extracted from the approved Fanling / Sheung Shui Outline Zoning Plan (Plan no. S/FSS/28), gazetted on 19 April 2024, with adjustments where necessary as shown in red.
 摘錄自2024年4月19日刊憲之粉嶺/上水分區計劃大綱核准圖(圖則編號S/FSS/28)，有需要處經修正處理，以紅色表示。

NOTATION 圖例

ZONES 地帶

- Commercial / Residential
商業/住宅
- Residential (Group A)
住宅(甲類)
- Residential (Group C)
住宅(丙類)
- Village Type Development
鄉村式發展
- Industrial
工業
- Government, Institution or Community
政府、機構或社區
- Open Space
休憩用地
- Other Specified Uses
其他指定用途

- C/R
- R(A)
- R(C)
- V
- I
- G/IC
- O
- OU

Communications 交通

Major Road and Junction
 主要道路及路口

Miscellaneous 其他

Boundary of Planning Scheme
 規劃範圍界線

Planning Area Number
 規劃區編號

Maximum Building Height
 (In Metres Above Principal Datum)
 最高建築物高度(在主水平基準上若干米)

Petrol Filling Station
 加油站

- Major Road and Junction
- Boundary of Planning Scheme
- Planning Area Number
- Maximum Building Height
- Petrol Filling Station

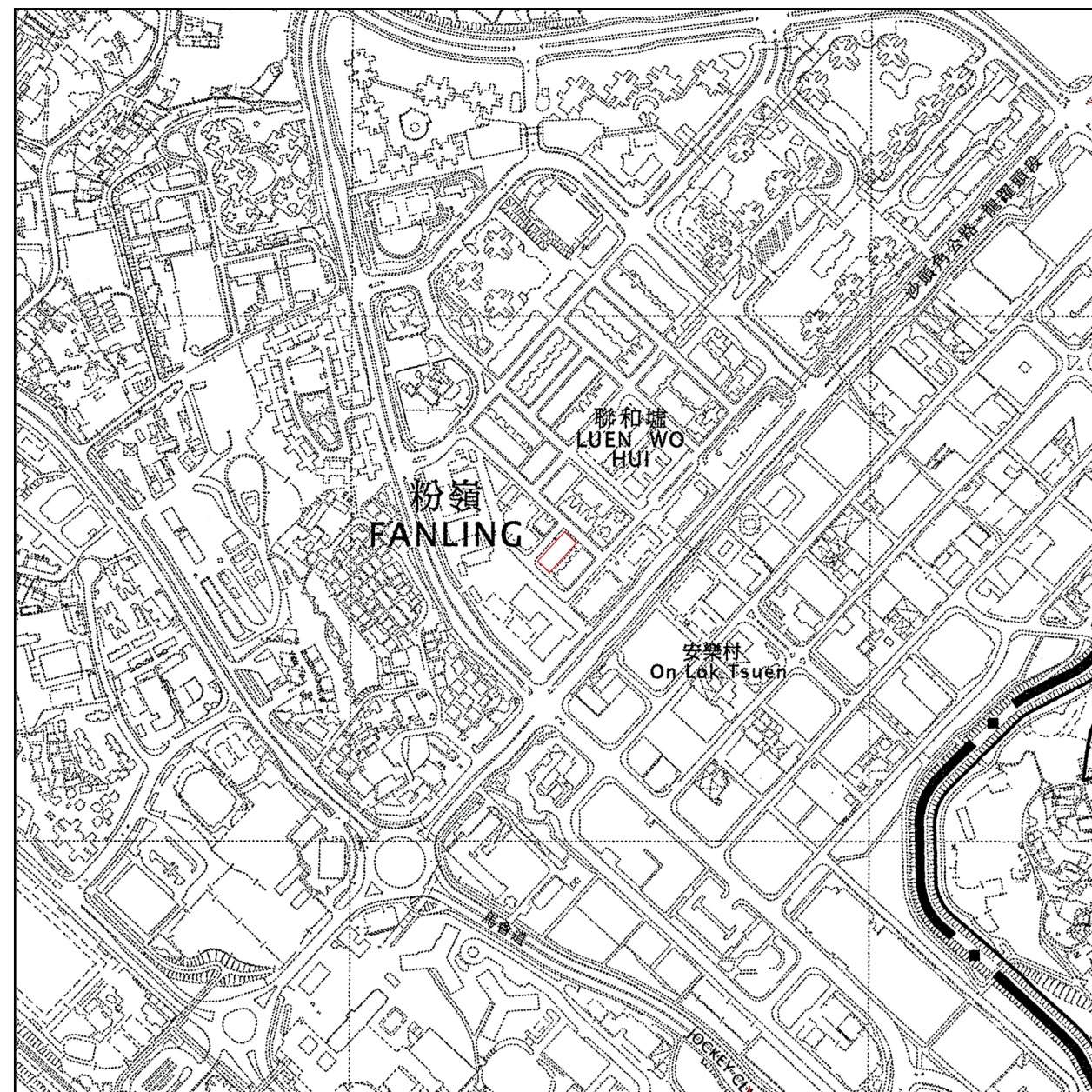
The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.
 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Notes:

- The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。



Scale 比例： 0 500M (米)

Boundary of the Development
發展項目的邊界



Extracted from the approved Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan (Plan no. S/NE-LYT/19), gazetted on 16 December 2022, with adjustments where necessary as shown in red.
摘錄自2022年12月16日刊憲之龍躍頭及軍地南分區計劃大綱核准圖(圖則編號S/NE-LYT/19)，有需要處經修正處理，以紅色表示。

NOTATION 圖例

ZONES 地帶

Government, Institution or Community
政府、機構或社區

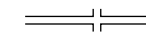
G/IC

Green Belt
綠化地帶

GB

Communications 交通

Major Road and Junction
主要道路及路口



Miscellaneous 其他

Boundary of Planning Scheme
規劃範圍界線



The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.
地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

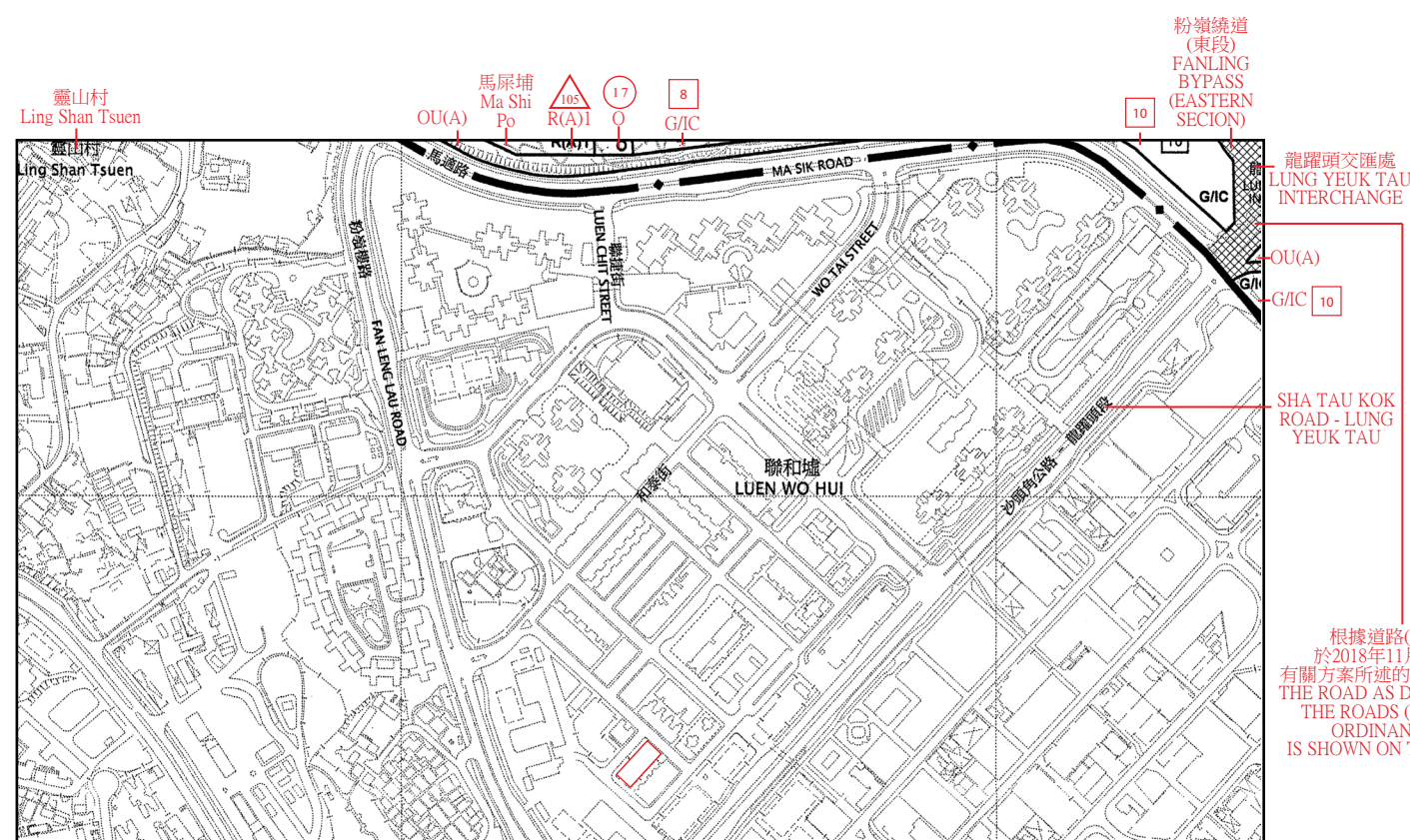
Notes:

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

09 | OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖



This blank area falls outside the coverage of the relevant outline zoning plan
 當區分區計劃大綱圖並不覆蓋本空白範圍

Scale 比例： 0 500M (米)

Boundary of the Development
 發展項目的邊界

Extracted from the approved Fanling North Outline Zoning Plan (Plan no. S/FLN/4), gazetted on 29 September 2023, with adjustments where necessary as shown in red.
 摘錄自2023年9月29日刊憲之粉嶺北分區計劃大綱核准圖(圖則編號S/FLN/4)，有需要處經修正處理，以紅色表示。

NOTATION 圖例

ZONES 地帶

- Residential (Group A)
住宅(甲類)
- Government, Institution or Community
政府、機構或社區
- Open Space
休憩用地
- Other Specified Uses (Amenity Area)
其他指定用途(美化市容地帶)

R(A)

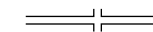
G/IC

O

OU(A)

Communications 交通

Major Road and Junction
 主要道路及路口



Miscellaneous 其他

Boundary of Planning Scheme
 規劃範圍界線



Planning Area Number
 規劃區編號

1

Maximum Building Height
 (In Metres Above Principal Datum)
 最高建築物高度(在主水平基準上若干米)

110

Maximum Building Height
 (In Number of Storeys)
 最高建築物高度(樓層數目)

8

根據道路(工程、使用及補償)條例(第370章)
 於2018年11月27日批准的粉嶺繞道(東段)方案，
 有關方案所述的道路顯示在這份圖則上只供參考之用。
 THE ROAD AS DESCRIBED IN THE ROAD SCHEME FOR
 THE ROADS (WORKS, USE AND COMPENSATION)
 ORDINANCE (CHAPTER 370) ON 27.11.2018
 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.
 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

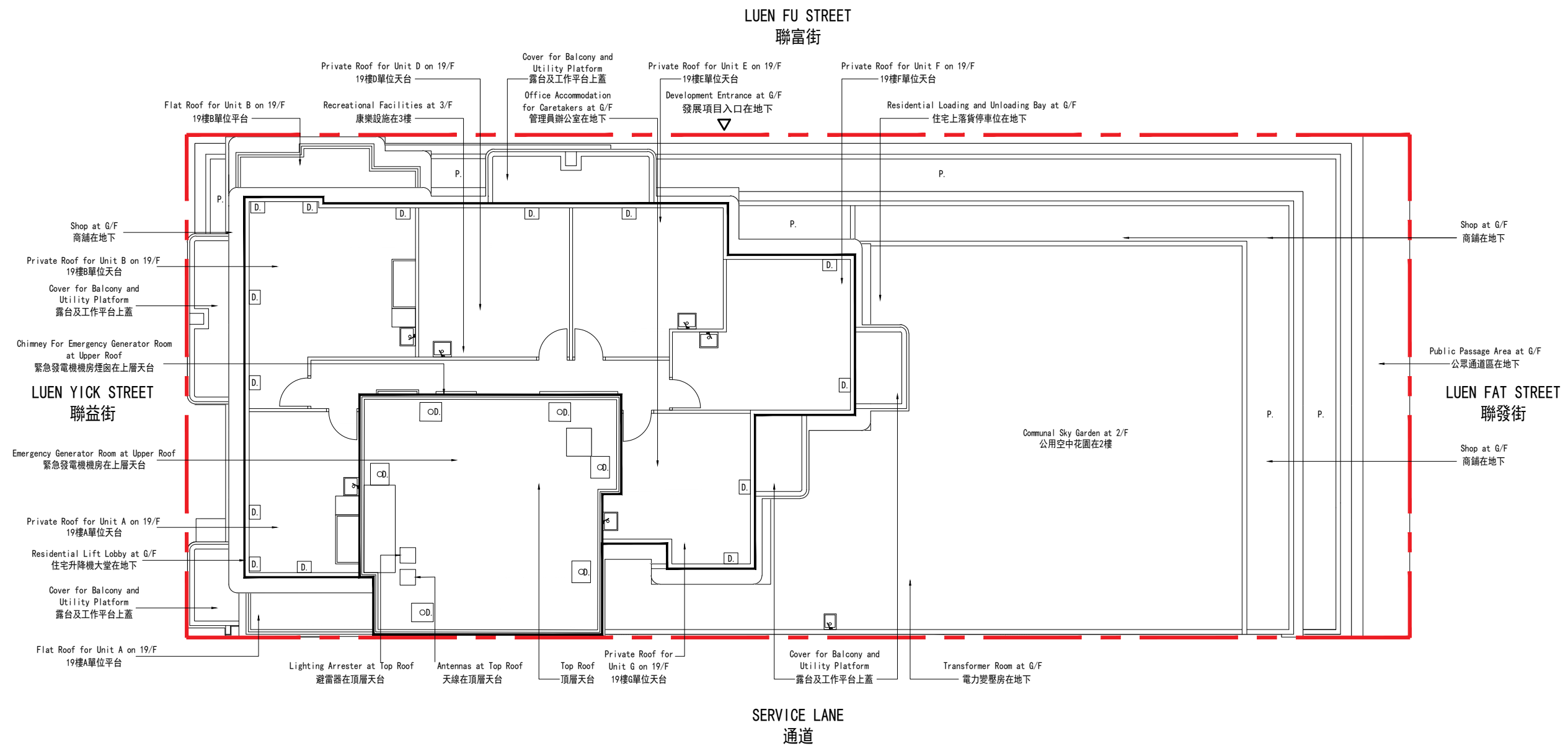
Notes:

- The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

10 | LAYOUT PLAN OF THE DEVELOPMENT 發展項目的布局圖



D. Davit Arm Bracket
吊船吊臂架

P. Planter
花槽

--- Boundary line of the Development
發展項目的界線

Scale 比例 : 0 5M (米)

11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Legend of Terms and Abbreviations on Floor Plans: 樓面平面圖中的名稱及簡稱:

AC	=	Air-conditioner	=	冷氣機
AC PLINTH	=	Air-conditioning Plinth	=	冷氣機台
AD	=	Air Duct	=	風槽
AF	=	Architectural Feature	=	建築裝飾
AF at 7/F, 9/F, 11/F & 15/F-18/F	=	Architectural Feature at 7/F, 9/F, 11/F & 15/F to 18/F	=	於7樓、9樓、11樓及15樓至18樓建築裝飾
AF at +34.300	=	Architectural Feature at level +34.300	=	於水平+34.300建築裝飾
AF Above	=	Architectural Feature Above	=	上層建築裝飾邊界
BAL	=	Balcony	=	露台
BATH	=	Bathroom	=	浴室
BR1	=	Bedroom 1	=	睡房1
BUILDING LINE ABOVE	=	Building Line Above	=	上層建築物邊界
COMMON AREA FOR MAINTENANCE	=	Common Area for Maintenance	=	供維修用之公用地方
CORRIDOR	=	Corridor	=	通道
COVER for BAL & U.P. Below	=	Cover for Balcony and Utility Platform Below	=	下層露台及工作平台的頂部
DAVIT ARM BRACKET	=	Davit Arm Bracket	=	吊船吊臂架
DN	=	Down	=	下
DOG HOUSE	=	Dog House	=	室外管道檢修井
ELV	=	Extra-Low Voltage Room	=	特低電壓房

FLAT ROOF	=	Flat Roof	=	平台
FLL	=	Fireman's Lift Lobby	=	消防員升降機大堂
HR	=	Hose Reel	=	消防喉轆
LIFT	=	Lift	=	升降機
LIFT MACHINE ROOM	=	Lift Machine Room	=	升降機房
LIFT PLATFORM	=	Lift Platform	=	升降機平台
LIFT SHAFT VENT	=	Lift Shaft Vent	=	升降機槽通風口
LIV/DIN	=	Living Room and Dining Room	=	客廳及飯廳
METAL LOUVRE WITH PROTECTIVE SCREEN	=	Metal Louvre with Protective Screen	=	金屬百葉連保護屏
MBR	=	Master Bedroom	=	主人睡房
METER ROOM	=	Electrical Meter Room	=	電錶房
O KIT	=	Open Kitchen	=	開放式廚房
PD	=	Pipe Duct	=	管道槽
PRIVATE ROOF	=	Private Roof	=	私人天台
RSMRR	=	Refuse Storage and Material Recovery Room	=	垃圾及物料回收房
UP	=	Up	=	上
U.P.	=	Utility Platform	=	工作平台
WMC	=	Water Meter Cabinet	=	水錶櫃
TOP OF AF	=	Top of Architectural Feature	=	建築裝飾的頂部

Remarks applicable to floor plans of residential properties in the Development:

1. The dimensions of the floor plans are all structural dimensions in millimetre.
2. Balconies and utility platforms are non-enclosed areas.
3. There may be architectural features and/or exposed pipes on external walls and common flat roof of some floors.
4. There may be ceiling bulkheads or suspended ceiling at living room and dining room, bedroom, corridor, bathroom and/or open kitchen of some residential properties for the air-conditioning system and/or conduits and/or Mechanical & Electrical services.
5. The indications of fittings such as sinks, water closet and wash basin, etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual size, design or shapes.
6. Common drain pipes enclosed in cladding are located adjacent to balconies and utility platforms and/or external wall of some residential properties.

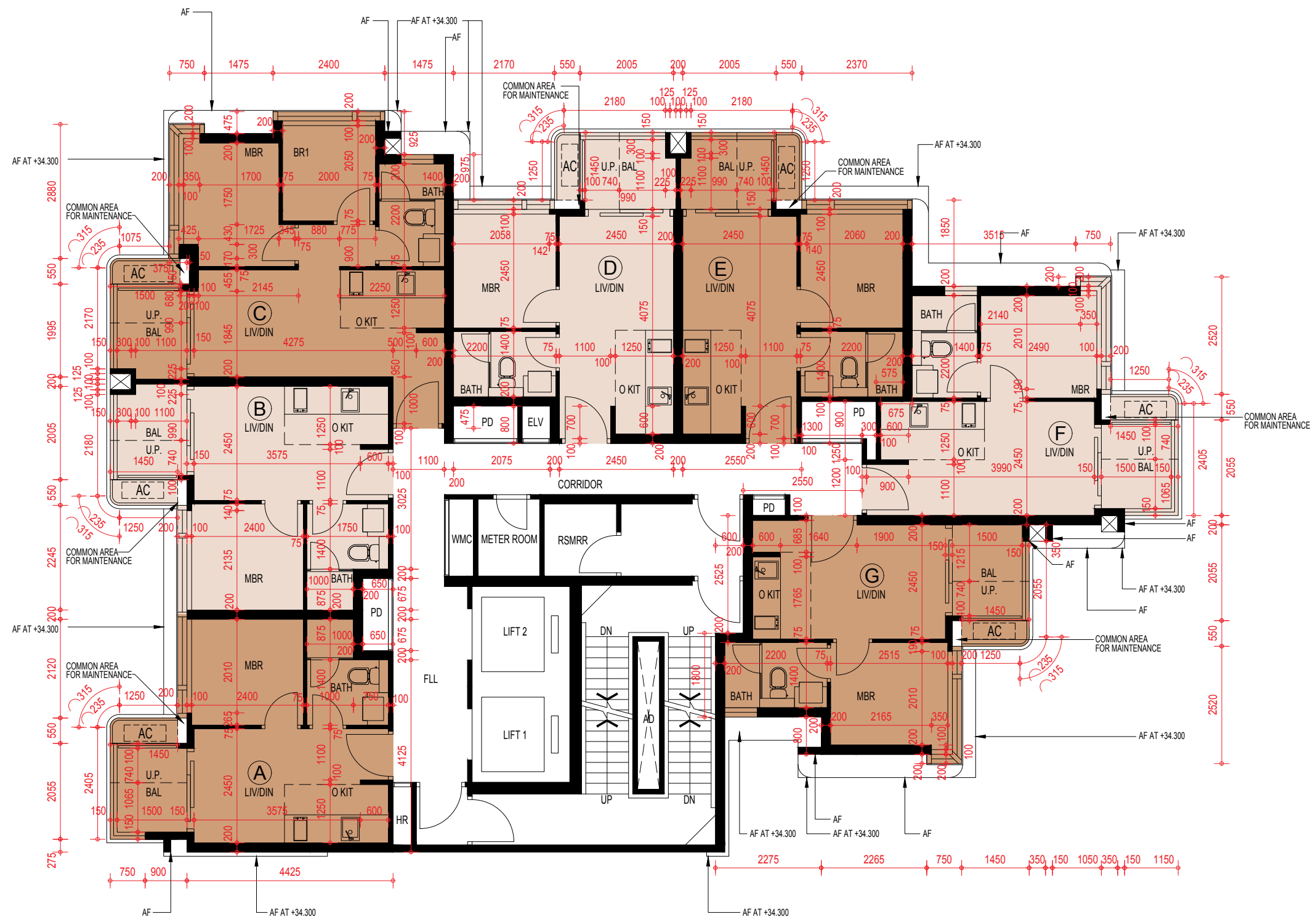
適用於發展項目的住宅物業樓面平面圖之備註：

1. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
2. 露台及工作平台為不可封閉的地方。
3. 部份樓層外牆及公用平台設有建築裝飾及/或外露喉管。
4. 部份住宅單位的客廳及飯廳、睡房、走廊、浴室及/或開放式廚房之裝飾橫樑或假天花內裝置空調系統及/或喉管及/或其他機電設備。
5. 樓面平面圖上所示之裝置如洗滌盆、坐廁及洗面盆等只供展示其大約位置而非展示其實際大小、設計或形狀。
6. 部份住宅物業的露台及工作平台及/或外牆或其鄰近地方覆蓋層板內藏公用水渠。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

5/F FLOOR PLAN 5樓樓面平面圖



Scale 比例 : 0 5M (米)

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

5/F FLOOR PLAN 5樓樓面平面圖

Description of Residential Property 物業的描述	Floor 樓層	Unit 單位						
		A	B	C	D	E	F	G
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	5/F 5樓	150	150	150 175	150	150	150	150 175
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)		3200	3200	3100	3200	3200	3150	3200
		3450	3450	3125	3450	3450	3450	3450
		3500	3500	3450	3500	3500	3500	3500
				3500				

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目。)

- Notes:
1.

Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the development.

2.

"Floor-to-floor height" refers to the height between the top surface of the structural slab and any mass concrete fill thereon (if any) of a floor and the top surface of the structural slab of its immediate upper floor.

3.

4/F, 13/F & 14/F are omitted.
- 備註：

1.

請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之圖例以協助閱讀此部份的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

2.

"層與層之間的高度"指該樓層之結構地台連其上之混凝土填充層(如有)表面與上一層結構地台面之高度距離。

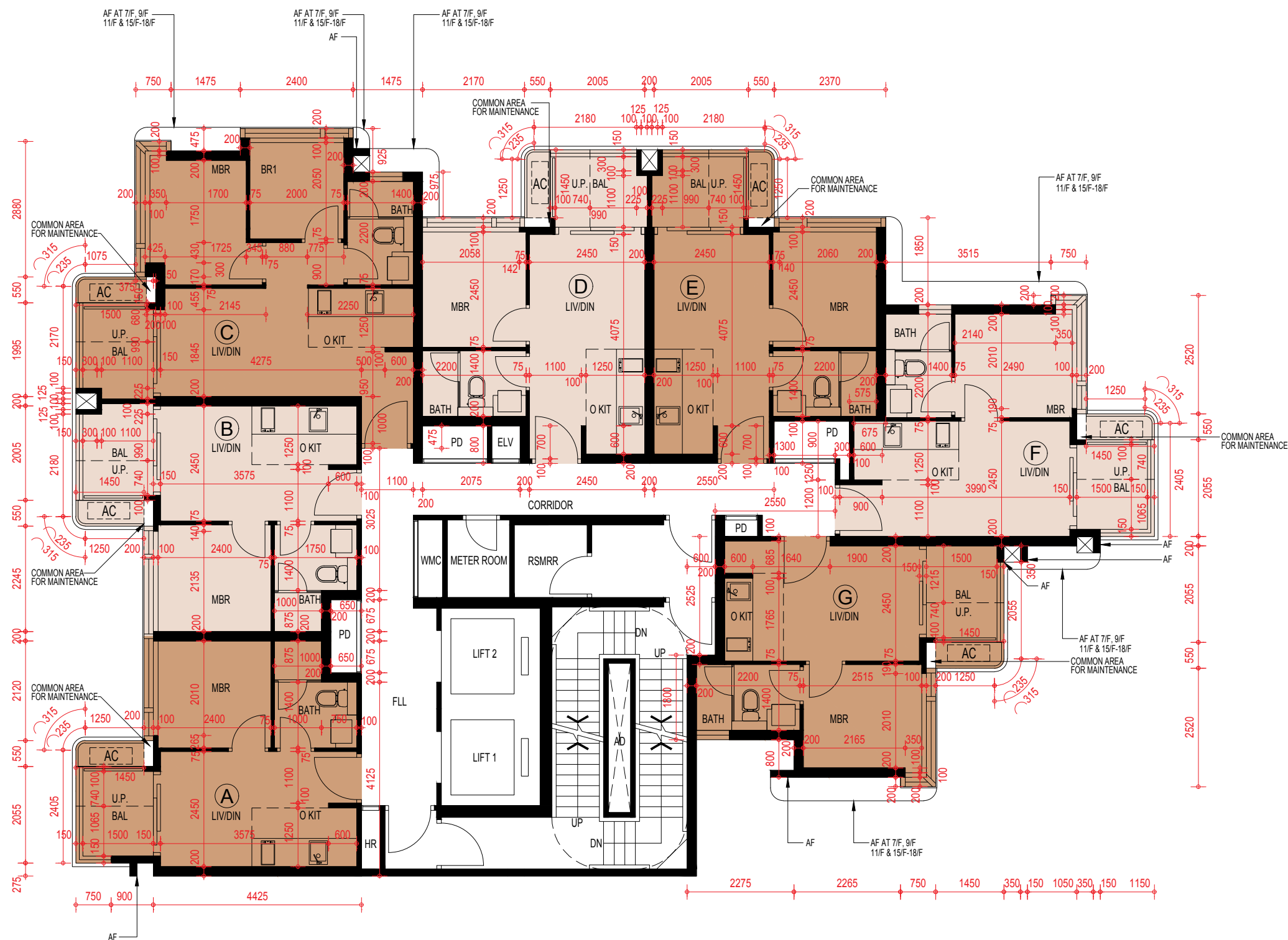
3.

不設4樓、13樓及14樓。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

6/F-12/F, 15/F-18/F FLOOR PLAN 6樓至12樓、15樓至18樓樓面平面圖



Scale 比例 : 0 5M (米)

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

6/F-12/F, 15/F-18/F FLOOR PLAN 6樓至12樓、15樓至18樓樓面平面圖

Description of Residential Property 物業的描述	Floor 樓層	Unit 單位						
		A	B	C	D	E	F	G
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	6/F-12/F, 15/F-17/F 6樓至12樓、 15樓至17樓	150	150	150 175	150	150	150	150 175
	18/F 18樓	150 175	150	150 175	150	150	150	150 175
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	6/F-12/F, 15/F-17/F 6樓至12樓、 15樓至17樓	3200 3450 3500	3200 3450 3500	3100 3125 3450 3500	3200 3450 3500	3200 3450 3500	3150 3450 3500	3200 3450 3500
	18/F 18樓	3150 3200 3500	3150 3450 3500	3150 3200 3500	3200 3450 3500	3200 3450 3500	3150 3450 3500	3200 3450 3500

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目。)

- Notes:
1.

Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the development.

2.

"Floor-to-floor height" refers to the height between the top surface of the structural slab and any mass concrete fill thereon (if any) of a floor and the top surface of the structural slab of its immediate upper floor.

3.

4/F, 13/F & 14/F are omitted.
- 備註：

1.

請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之圖例以協助閱讀此部份的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

2.

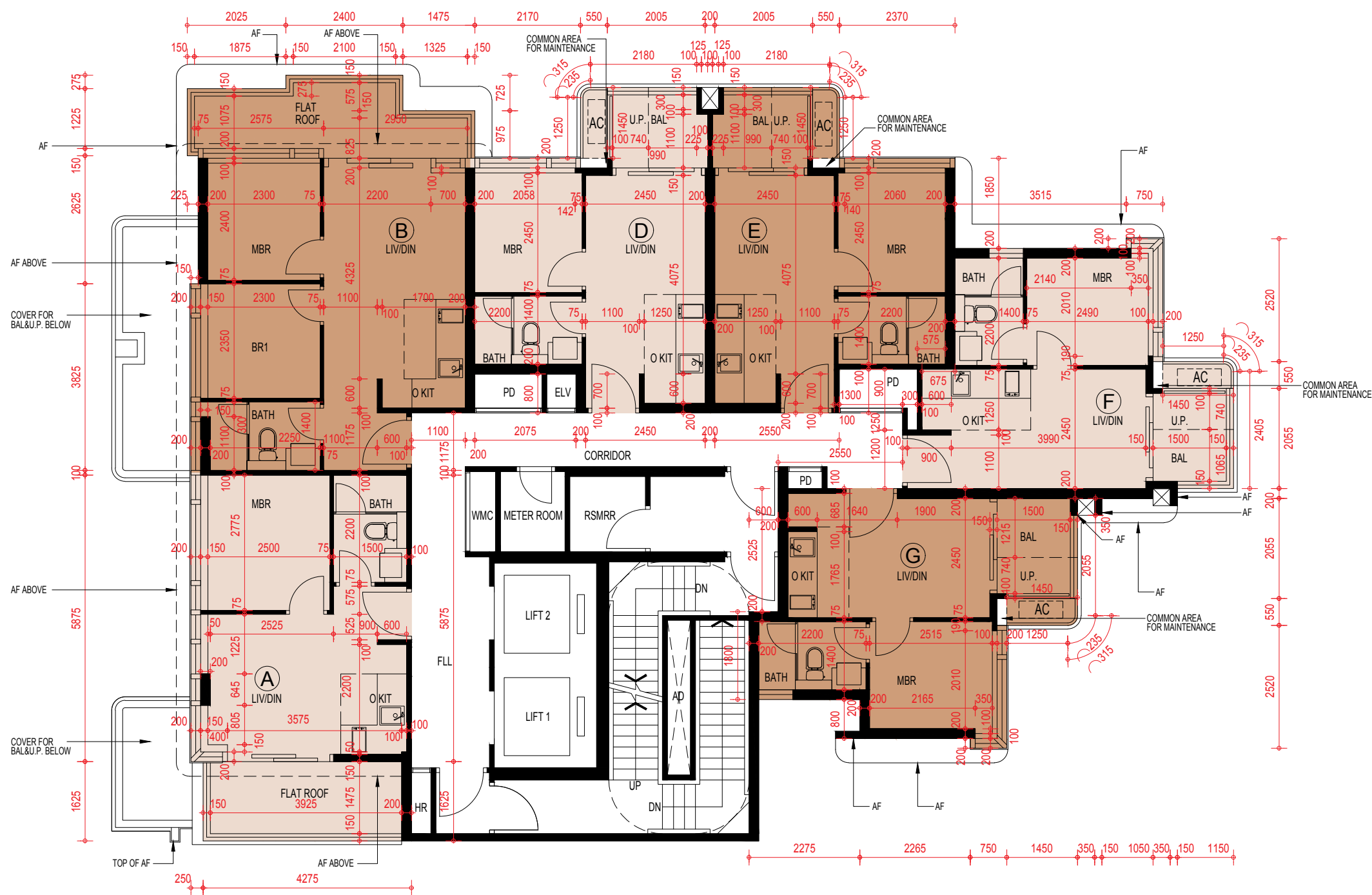
"層與層之間的高度"指該樓層之結構地台連其上之混凝土填充層(如有)表面與上一層結構地台面之高度距離。

3.

不設4樓、13樓及14樓。

11 | FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖

19/F FLOOR PLAN 19樓樓面平面圖



Scale 比例 : 0 5M (米)

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

19/F FLOOR PLAN 19樓樓面平面圖

Description of Residential Property 物業的描述	Floor 樓層	Unit 單位					
		A	B	D	E	F	G
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	19/F 19樓	200	200	150 175	150 175	150 175	150 175
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)		3625 4000	3625 4000	4000	4000	4000	3650 4000

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目。)

- Notes:
1.

Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the development.

2.

"Floor-to-floor height" refers to the height between the top surface of the structural slab and any mass concrete fill thereon (if any) of a floor and the top surface of the structural slab of its immediate upper floor.

3.

4/F, 13/F & 14/F are omitted.
- 備註：

1.

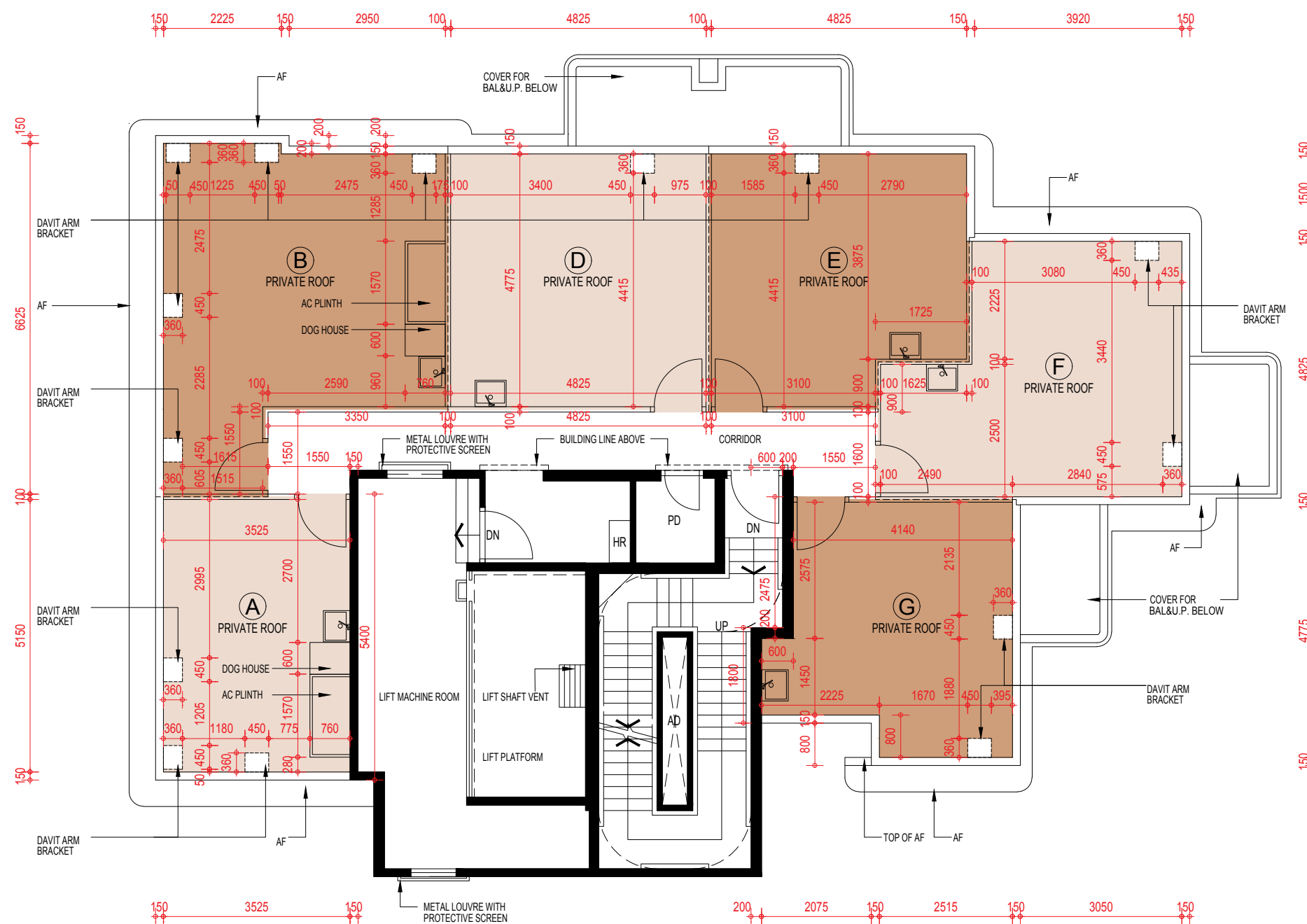
請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之圖例以協助閱讀此部份的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

2.

"層與層之間的高度"指該樓層之結構地台連其上之混凝土填充層(如有)表面與上一層結構地台面之高度距離。

3.

不設4樓、13樓及14樓。



Scale 比例:  0 5M (米)

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

ROOF FLOOR PLAN 天台平面圖

Description of Residential Property 物業的描述	Floor 樓層	Unit 單位					
		A	B	D	E	F	G
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	Roof 天台	Not Applicable 不適用					
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)							

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目。)

- Notes:
1.

Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties in the development.

2.

"Floor-to-floor height" refers to the height between the top surface of the structural slab and any mass concrete fill thereon (if any) of a floor and the top surface of the structural slab of its immediate upper floor.
- 備註：

1.

請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節首頁之圖例以協助閱讀此部份的發展項目的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

2.

"層與層之間的高度"指該樓層之結構地台連其上之混凝土填充層(如有)表面與上一層結構地台面之高度距離。

12 | AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Nexus Grand 北映薈	5/F-12/F, 15/F-18/F 5樓至12樓、 15樓至18樓	A	25.899 (279) Balcony 露台：2.001 (22) Utility Platform 工作平台：1.390 (15)	-	-	-	-	-	-	-	-	-	-
		B	25.435 (274) Balcony 露台：2.005 (22) Utility Platform 工作平台：1.390 (15)	-	-	-	-	-	-	-	-	-	-
		C	36.375 (392) Balcony 露台：2.005 (22) Utility Platform 工作平台：1.373 (15)	-	-	-	-	-	-	-	-	-	-
		D	26.857 (289) Balcony 露台：2.005 (22) Utility Platform 工作平台：1.390 (15)	-	-	-	-	-	-	-	-	-	-
		E	26.701 (287) Balcony 露台：2.005 (22) Utility Platform 工作平台：1.390 (15)	-	-	-	-	-	-	-	-	-	-
		F	27.234 (293) Balcony 露台：2.001 (22) Utility Platform 工作平台：1.390 (15)	-	-	-	-	-	-	-	-	-	-
		G	26.727 (288) Balcony 露台：2.001 (22) Utility Platform 工作平台：1.390 (15)	-	-	-	-	-	-	-	-	-	-

The saleable area of each residential property and the floor area of every one of the balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

- The areas as specified above in square feet are converted from the area in square metre at rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different form the area presented in square metres.
- There is no verandah in the residential properties of the development.
- 4/F, 13/F & 14/F are omitted.

每個住宅單位之實用面積，以及每一個露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

- 上述以平方呎表達之面積由以平方米表達之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表達之面積可能有微差異。
- 發展項目住宅物業並無陽台。
- 不設4樓、13樓及14樓。

12

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Nexus Grand 北映薈	19/F 19樓	A	26.811 (289) Balcony 露台：- (-) Utility Platform 工作平台：- (-)	-	-	-	5.259 (57)	-	-	14.993 (161)	-	-	-
		B	35.664 (384) Balcony 露台：- (-) Utility Platform 工作平台：- (-)	-	-	-	5.819 (63)	-	-	25.093 (270)	-	-	-
		D	26.856 (289) Balcony 露台：2.005 (22) Utility Platform 工作平台：1.390 (15)	-	-	-	-	-	-	21.891 (236)	-	-	-
		E	26.701 (287) Balcony 露台：2.005 (22) Utility Platform 工作平台：1.390 (15)	-	-	-	-	-	-	20.339 (219)	-	-	-
		F	27.234 (293) Balcony 露台：2.001 (22) Utility Platform 工作平台：1.390 (15)	-	-	-	-	-	-	22.006 (237)	-	-	-
		G	26.727 (288) Balcony 露台：2.001 (22) Utility Platform 工作平台：1.390 (15)	-	-	-	-	-	-	18.204 (196)	-	-	-

The saleable area of each residential property and the floor area of every one of the balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

- The areas as specified above in square feet are converted from the area in square metre at rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different form the area presented in square metres.
- There is no verandah in the residential properties of the development.
- 4/F, 13/F & 14/F are omitted.

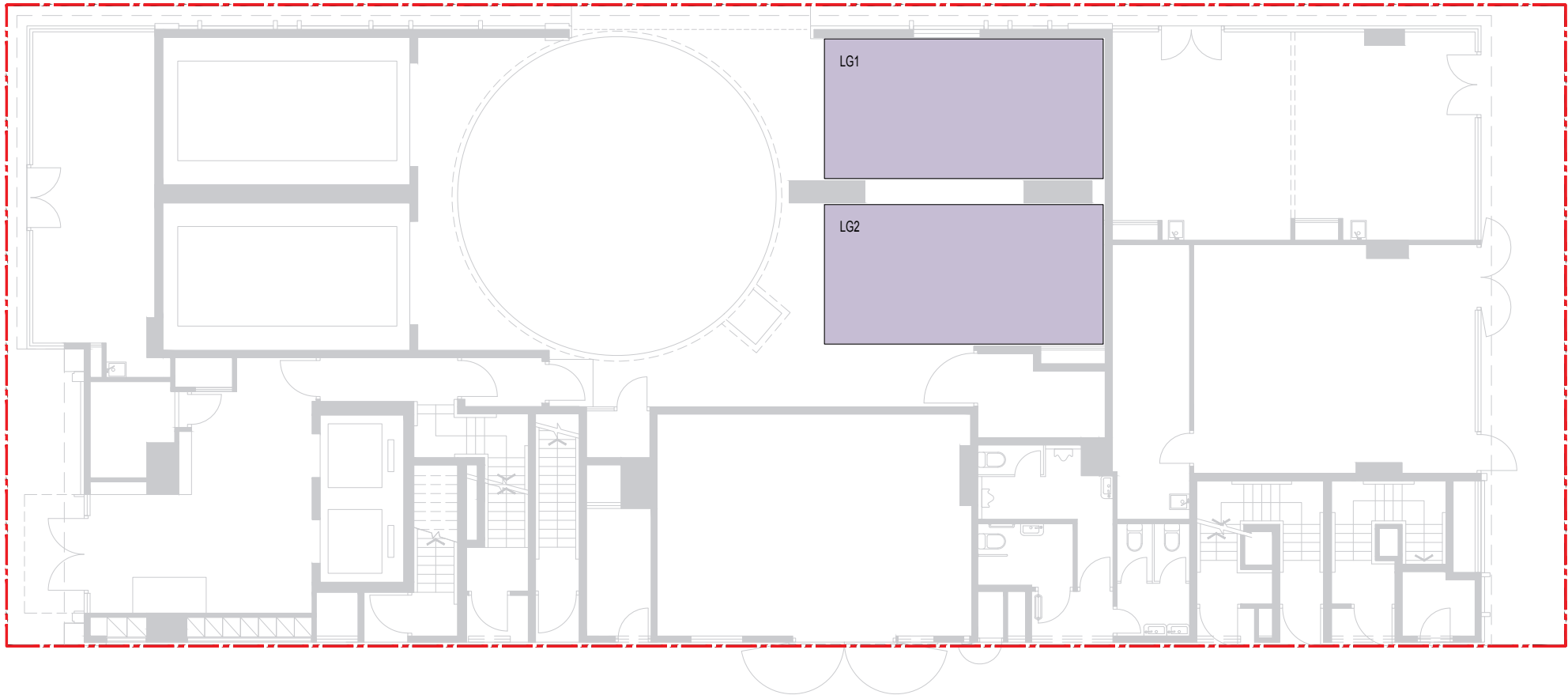
每個住宅單位之實用面積，以及每一個露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

- 上述以平方呎表達之面積由以平方米表達之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表達之面積可能有微差異。
- 發展項目住宅物業並無陽台。
- 不設4樓、13樓及14樓。

G/F

地下



Boundary line of the Development
發展項目的界線

Scale 比例：0 5M (米)

Location, number, dimensions and area of parking spaces
停車位位置、數目、尺寸及面積

Location 位置	Category of parking space 停車位類別	Nos. 數目	Dimensions (L×W)(m) 尺寸 (長×闊)(米)	Area of each parking space (sq.m) 每個停車位面積 (平方米)
G/F 地下	Loading and Unloading Spaces 上落貨停車位	2	7.0 x 3.5	24.5

13

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT
發展項目中的停車位的樓面平面圖

B1/F

地庫1層



Boundary line of the Development
發展項目的界線

Scale 比例：0 5M (米)

Location, number, dimensions and area of parking spaces
停車位位置、數目、尺寸及面積

Location 位置	Category of parking space 停車位類別	Nos. 數目	Dimensions (L×W)(m) 尺寸 (長×闊)(米)	Area of each parking space (sq.m) 每個停車位面積 (平方米)
B1/F 地庫1層	Residential Parking Space 住宅停車位	9	5.0 x 2.5	12.5
	Motor Cycle Parking Space 電單車停車位	2	2.4 x 1.0	2.4

B2/F
地庫2層



Boundary line of the Development
發展項目的界線

Scale 比例：0 5M (米)

Location, number, dimensions and area of parking spaces
停車位位置、數目、尺寸及面積

Location 位置	Category of parking space 停車位類別	Nos. 數目	Dimensions (L×W)(m) 尺寸 (長×闊)(米)	Area of each parking space (sq.m) 每個停車位面積 (平方米)
B2/F 地庫2層	Residential Parking Space 住宅停車位	4	5.0 x 2.5	12.5
	Visitors' Parking Space 訪客停車位	4	5.0 x 2.5	12.5
	Accessible Visitor's Parking Space 暢通易達訪客停車位	1	5.0 x 3.5	17.5
	Retail Car Parking Spaces 商業停車位	2	5.0 x 2.5	12.5
	Retail Motor Cycle Parking Spaces 商業電單車停車位	1	2.4 x 1.0	2.4
	Bicycle Parking Spaces 單車停車位	3	1.8 x 0.5	0.9

14 | SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

- | | |
|---|--|
| <ol style="list-style-type: none">1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase;2. The preliminary deposit paid by the purchaser on the signing of the Preliminary Agreement will be held by a firm of solicitors acting for the owner as stakeholders;3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that Preliminary Agreement: -<ol style="list-style-type: none">(i) the Preliminary Agreement is terminated;(ii) the preliminary deposit is forfeited; and(iii) the owner does not have any further claim against the purchaser for the failure. | <ol style="list-style-type: none">1. 在簽署臨時買賣合約時須支付款額為5%的臨時訂金；2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—<ol style="list-style-type: none">(i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及(iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。 |
|---|--|

1. Common Parts of the Development

- (a) Common Areas and Facilities means those parts, areas, services and facilities of the Development and the Land which are intended for common use and benefit of different owners and not for the sole benefit of any owner including (subject to the provisions of the Deed of Mutual Covenant of the Development (the “DMC”)) such areas within the meaning of “common parts” as defined in the Building Management Ordinance (Cap. 344) and such additional Common Areas and Facilities designated under the provisions of the DMC.

These include lifts, external walls, structural or loading bearing element, loading and unloading spaces, recreational facilities, communal sky garden etc..

Common Areas and Facilities are categorized under the DMC into Development Common Areas and Facilities, Residential Common Areas and Facilities, Parking Common Areas and Facilities and Commercial Common Areas and Facilities.

- (b) The owners and lawful occupants etc. have the full right and liberty to go pass and repass and to use the Common Areas and Facilities for all purposes connected with the proper use and enjoyment of his Unit.
- (c) The owners shall not convert any of the Common Areas and Facilities to his own use or for his own benefit unless the approval of the Owners’ Committee has been obtained.
- (d) No part of the Common Areas and Facilities shall be obstructed nor shall any refuse or other matter or things be placed or left thereon and no owner shall do or suffer or permit to be done anything in the Common Areas and Facilities as may be or become a nuisance to any other owners or occupiers of any other part of the Development.
- (e) The owners shall not damage, alter or interfere with the Common Areas and Facilities.
- (f) The Common Areas and Facilities shall be under the exclusive management and control of the Manager. The Manager shall hold the Common Areas and Facilities as trustee for the benefit of all owners.

2. Number of Undivided Shares assigned to each residential property in the Development

Undivided Shares are allocated to each residential property. They are set out in the table below.

3. Term of years for which the Manager of the Development is Appointed

The Manager will be appointed for an initial term of two years from the date of the DMC. The appointment of the Manager may be terminated according to the provisions of the DMC.

4. Basis on which the Management Expenses are shared among the owners of residential properties in the Development

Each owner shall contribute towards the management expenses (which shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Development and the Land under the DMC, and shall be based on the budget prepared by the Manager) (including the Manager’s remuneration) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares allocated to his Unit. In general:

- (a) the owners shall contribute towards the management expenses relating to the Development Common Areas and Facilities in proportion to the Management Shares allocated to their Units; and

- (b) the owners of residential properties shall contribute towards the management expenses relating to the Residential Common Areas and Facilities in proportion to the Management Shares allocated to their residential properties.
- (c) the owners of residential properties shall contribute towards the 25.74% of the management expenses relating to the Parking Common Areas and Facilities in proportion to the Management Shares allocated to their residential properties.

The number of Management Shares of a residential property is the same as the number of Undivided Shares allocated to that residential property. However, the total number of Undivided Shares in the Development (3,019) is different from the total number of Management Shares in the Development (2,869). The total number of Management Shares of the residential properties in the Development is 2,524.

5. Basis on which the Management Fee Deposit is fixed

The amount of Management Fee Deposit is 3 months’ monthly management expenses.

6. Area (if any) in the Development retained by the owner (i.e. the Vendor) for its own use

There is no area in the Development which is retained by the owner for that owner’s own use as referred to in section 14(2)(f), Part 1, Schedule 1 of Residential Properties (First-hand Sales) Ordinance (Cap. 621).

Number of Undivided Shares Allocated to Each Residential Property in the Development

Floor	Unit	No. of Undivided Shares allocated to each Residential Unit
5/F-12/F, 15/F-18/F	A	26
	B	25
	C	36
	D	27
	E	27
	F	27
	G	27
19/F	A	29
	B	39
	D	29
	E	29
	F	29
	G	29

Note: There are no designations of 4th, 13th and 14th.

1. 發展項目的公用部分

- (a) 公用地方及設施指所有在發展項目及土地上擬供發展項目不同業主共同使用與享用，並非供個別業主獨享的部分、地方、設施及設備，包括(受制於發展項目的公契(「公契」))《建築物管理條例》(第344章)定義的「公用部分」所指的地方，以及按公契而指定的額外公用地方及設施。

上述包括升降機、外牆、結構或承重部分、上落貨停車位、康樂地方與設施、公用空中花園等。

公用地方及設施按公契分為發展項目公用地方及設施、住宅公用地方及設施、停車場公用地方及設施及商業公用地方及設施。

- (b) 業主及合法佔用人等為了所有有關正當使用與享用其單位的目的是可自由進出以及使用公用地方及設施。
- (c) 除非已經取得業主委員會的批准，業主不得將任何公用地方及設施改作自用或供其受益。
- (d) 公用地方及設施的任何部分不得被阻塞，也不得在其上放置或遺留任何垃圾或其他物品與物件。業主亦不得在公用地方及設施作出或容忍作出或容許作出任何可能或成為對該發展項目其他部分的業主或佔用人造成滋擾的事情。
- (e) 業主不得毀壞、更改或干擾公用地方及設施。
- (f) 公用地方及設施將專由管理人管理和控制。管理人須作為全體業主的受託人以所有業主為受益人持有公用地方及設施。

2. 分配予發展項目中的每個住宅物業的不分割份數的數目

各住宅物業獲分配有不分割份數。詳細的分配狀況，請參閱下文附表。

3. 發展項目的管理人的委任年期

管理人的首屆任期為由公契簽署日期起計兩年。管理人的委任可按公契的條文終止。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每名業主須根據其單位分配到的管理份數按公契指明的方式、金額及比例分擔發展項目及土地的管理開支(指按公契管理發展項目時必須地和合理地招致的支出、費用及收費，且須基於管理人擬定之預算)(包括管理人之酬金)。一般而言：

- (a) 業主須按分配到的其單位之管理份數之比例分擔有關發展項目公用地方及設施之管理開支；及
- (b) 住宅物業業主須按分配到的其住宅物業之管理份數之比例分擔有關住宅公用地方及設施之管理開支。
- (c) 住宅物業業主須按分配到的其住宅物業之管理份數之比例分擔有關停車場公用地方與設施之管理開支的25.74%。

每個住宅物業之管理份數相等於其獲分配之不分割份數，唯發展項目不分割份數總數(3,019)與發展項目管理份數總數(2,869)不同。發展項目住宅物業之管理份數總數為2,524。

5. 計算管理費按金的基準

管理費按金相等於三個月之管理開支。

6. 擁有人(即賣方)在發展項目中保留作自用的範圍(如有的話)

本發展項目並無《一手住宅物業銷售條例》(第621章)附表1第1部第14(2)(f)條所提及之擁有人在發展項目中保留作自用的範圍。

分配予發展項目中的每個住宅物業的不分割份數的數目

樓層	單位	分配予每個住宅單位的不分割份數的數目
5樓至12樓、15樓至18樓	A	26
	B	25
	C	36
	D	27
	E	27
	F	27
	G	27
19樓	A	29
	B	39
	D	29
	E	29
	F	29
	G	29

備註：不設4樓、13樓及14樓。

1. The lot number of the land on which the Development is situated:

Fanling Sheung Shui Town Lot No. 290

2. The term of years under the lease:

50 years from 16 December 2024

3. The user restrictions applicable to that land:

- A. Special Condition No. (7) of the Land Grant provides that the lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown and petrol filling station) purposes.
- B. Special Condition No. (43) of the Land Grant provides that no grave or columbarium shall be erected or made on the lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.

4. Facilities that are required to be constructed and provided for the Government, or for public use:

- A. Public passage way together with such lightings and facilities as the Director of Lands (the “Director”) at his absolute discretion shall require or approve (“Public Passage Area”) to be laid, formed, provided, constructed and surfaced by the Grantee on the ground level of the area shown coloured pink cross-hatched black area on PLAN I annexed to the Land Grant (“the Pink Cross-hatched Black Area”).
- B. Outstations together with facilities and associated equipment shall be provided and installed by the Grantee on the lot or any part thereof or within any buildings thereon for automatic meter reading for fresh water supplies.

5. The grantee’s obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land:

- A. Special Condition No. (6) of the Land Grant provides that the Development is required to be completed and made fit for occupation on or before 31 December 2028.
- B. General Condition No. 6(a) of the Land Grant provides that the Grantee shall throughout the tenancy: (i) maintain all buildings in accordance with any approved building plans without variation or modification thereto; and (ii) maintain all buildings erected or may be erected in good and substantial repair and condition and in such repair and condition deliver up the same at the expiry or sooner determination of the tenancy.
- C. General Condition No. 8 of the Land Grant provides that if any private streets, roads and lanes which are required to be formed by the Conditions of the Land Grant remain part of the area to be leased, they shall be lighted, surfaced, kerbed, drained, channelled and maintained by and at the expense of the Grantee in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting for the sake of public interest as required. The Grantee shall bear the capital cost of installation of road lighting and allow free ingress and egress to and from the area to be leased to workmen and vehicles for the purposes of installation and maintenance of the road lighting.

D. Special Condition No. (5) of the Land Grant provides that:

- (a) Except with the prior written consent of the Director of Planning and in conformity with any conditions imposed by him and save for the provisions of the Public Passage Area, no building, structure, support for any building or buildings or any structure or structures, or projection shall be erected, constructed or placed on, over, above or at the ground level of the Pink Cross-hatched Black Area. For the purpose of this Special Condition, the decision of the Director of Planning as to what constitutes the ground level shall be final and binding on the Grantee.
- (b) The Grantee shall –
 - (i) on or before 31 December, 2028 or such other date as may be approved by the Director, at the Grantee’s own expense and in all respects to the satisfaction of the Director lay, form, provide, construct and surface in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve, on the Pink Cross-hatched Black Area the Public Passage Area so that public pedestrian traffic can be carried thereon;
 - (ii) manage and maintain the Public Passage Area throughout the term agreed in the Land Grant to be granted at the Grantee’s own expense in good and substantial repair and in a clean and tidy condition in all respects to the satisfaction of the Director; and
 - (iii) at all times after fulfilment of his obligations under Special Condition No. (5)(b)(i) of the Land Grant permit all members of the public for all lawful purposes free of charge without any interruption 24 hours a day to pass and repass on foot or by wheelchair over, along and through the Public Passage Area and for the purpose of effecting public access over, along, to, from and through the Public Passage Area as aforesaid, no object or material of whatsoever nature which may cause obstruction to access over, along, to, from and through the Public Passage Area shall be placed on or above the Public Passage Area. Wherein the opinion of the Director (whose opinion shall be final and binding on the Grantee), there is any object or material within the Public Passage Area which may cause obstruction to access to, over or above the Public Passage Area, the Director shall be entitled by notice in writing to call upon the Grantee, at the Grantee’s own expense and in all respects to the satisfaction of the Director, to remove or demolish within specified period such object or material and to reinstate the Public Passage Area.
- (c) In the event of the non-fulfilment of any of the Grantee’s obligations under Special Condition No. (5)(b) of the Land Grant (including any neglect or failure by the Grantee to comply with the notice served upon him under Special Condition No. (5)(b)(iii) of the Land Grant within the period specified therein (if any)), the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum or sums equal to the cost or costs thereof, such sum or sums to be determined by the Director whose determination shall be final and binding on the Grantee.
- (d) The Grantee shall at all times permit the Government, the Director, his officers, contractors and any persons authorized by the Director, with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot for the purposes of inspecting, checking and supervising any works or obligations to be carried out in compliance with Special Condition No. (5)(b) of the Land Grant and carrying out, inspecting, checking and supervising the works under Special Condition No. (5)(c) of the Land Grant and for carrying out any other works or for any other purposes which the Director may consider necessary in the Pink Cross-hatched Black Area.

- (e) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of the Grantee's obligations under this Special Condition; or the exercise or non-exercise by the Government, the Director, his officers, contractors and any persons authorized by the Director of any of the rights conferred under Special Condition No. (5)(c) and (d) of the Land Grant or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.
 - (f) It is hereby expressly agreed, declared and provided that the obligation on the part of the Grantee contained in Special Condition No. (5)(b)(iii) of the Land Grant arises only as a matter of contract between the Grantee and the Government and that neither the Grantee intends to dedicate nor the Government consents to any dedication of the Pink Cross-hatched Black Area to the public for the right of passage.
 - (g) It is expressly agreed and declared that the contractual obligation on the part of the Grantee contained in Special Condition No. (5)(b)(iii) of the Land Grant will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Grantee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.
 - (h) The Public Passage Area shall not be used for any purpose other than as stipulated in Special Condition No. (5)(b)(iii) of the Land Grant and in particular the Public Passage Area shall not be used for the purpose of storage.
 - (i) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with anything done or omitted to be done by the Grantee in relation to the provision, management and maintenance of the Public Passage Area.
 - (j) For the purposes of Special Condition No. (5)(b)(ii) of the Land Grant only, the expression “Grantee” shall only mean the person entering into and executing the Land Grant and his assigns of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for non-industrial (excluding private residential, godown and petrol filling station) purposes.
- E. Special Condition No. (9) of the Land Grant provides that the Grantee shall at his own expense landscape and plant with trees and shrubs any portion of the lot and podium (if any) not built upon and thereafter maintain the keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.
- F. Special Condition No. (10)(g) of the Land Grant provides that:

Subject to the Conditions of the Land Grant, upon development or redevelopment of the lot or any part thereof:

- (a) The Grantee shall at his own expense submit to the Director of Buildings (“the D of B”) for his written approval a plan indicating such portion or portions of the lot or building or buildings erected or to be erected thereon at or within which greening (including but not limited to the provision of live plants with soil base) will be provided and maintained (“the Greenery Area”), the layout and size of the Greenery Area and such other information (including but not limited to the location and particulars of the building works for the Greenery Area) as the D of B may require or specify at his sole discretion (which submission with plan is hereinafter referred to as “the Greenery Submission”). The decision of the D of B as to what constitutes the provision of greening under the Greenery Submission and which portion or portions of the lot or building or buildings constitute the Greenery Area shall be final and binding on the Grantee. The aforesaid submission

as approved by the D of B is hereinafter referred to as “the Approved Greenery Submission”. For the purpose of this Special Condition, “building works” shall be as defined in the Buildings Ordinance.

- (b) The Grantee shall at his own expense implement and complete the building works for the Greenery Area in accordance with the Approved Greenery Submission and shall thereafter maintain the same in all respects to the satisfaction of the D of B. No amendment, variation, alteration, modification or substitution of the Approved Greenery Submission or the plan indicating the Greenery Area shall be made without the prior written approval of the D of B.
- G. Special Condition No. (12)(c) of the Land Grant provides that the Grantee shall at his own expense maintain the recreational facilities and facilities ancillary thereto within the lot which are exempted from the gross floor area calculation pursuant to Special Condition No. (12)(b) of the Land Grant (“the Exempted Facilities”) in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director. The Exempted Facilities shall only be used by the residents of the Development and their bona fide visitors and by no other person or persons.
- H. Special Condition No. (24) of the Land Grant provides that:
- (a) Spaces shall be provided within the lot to the satisfaction of the Commissioner for Transport (the “C for T”) for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (“the Road Traffic Ordinance”) according to a prescribed rate (“the Residential Parking Spaces”).
 - (b) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance shall be provided within the lot to the satisfaction of the C for T according to a prescribed rate (“the Visitors’ Parking Spaces”).
 - (c) Spaces shall be provided within the lot to the satisfaction of the C for T for the parking of motor vehicles licensed under the Road Traffic Ordinance for office purpose (“the Office Parking Spaces”) and for non-industrial (excluding private residential, office and hotel) purposes (“the Non-Industrial Parking Spaces”) according to prescribed rates.
 - (d) Out of the Residential Parking Spaces, the Visitors’ Parking Spaces, the Office Parking Spaces and the Non-Industrial Parking Spaces, the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons (“the Parking Spaces for Disabled Persons”) as the Building Authority may require or approve. For the purposes of the Conditions of the Land Grant, “disabled person” shall be as defined in the Road Traffic Ordinance.
 - (e) Residential motor cycle parking spaces (the “Residential Motor Cycle Parking Spaces”), office motor cycle parking spaces (the “Office Motor Cycle Parking Spaces”) and non-industrial motor cycle parking spaces (the “Non-Industrial Motor Cycle Parking Spaces”) shall be provided within the lot to the satisfaction of the C for T for the parking of motor cycles licensed under the Road Traffic Ordinance according to a prescribed rate.
 - (f) Spaces shall be provided within the lot to the satisfaction of the C for T for the parking of bicycles at a prescribed rate (“the Bicycle Parking Spaces”). For the purposes of the Conditions of the Land Grant, “bicycle” shall be as defined in the Road Traffic Ordinance. The Bicycle Parking Spaces shall not be used for any purpose other than for the parking of bicycles. Each of the Bicycle Parking Spaces shall be of such dimensions as may be approved in writing by the C for T.

- (g) (i) Except for the Parking Spaces for Disabled Persons, each of the Residential Parking Spaces, the Visitors' Parking Spaces, the Office Parking Spaces and the Non-Industrial Parking Spaces shall measure 2.5 metres in width and 5.0 metres in length with minimum headroom of 2.4 metres.
- (ii) The dimensions of each of the Parking Spaces for Disabled Persons shall be as the Building Authority may require or approve.
- (iii) Each of the Residential Motor Cycle Parking Spaces, the Office Motor Cycle Parking Spaces and the Non-Industrial Motor Cycle Parking Spaces shall measure 1.0 metre in width and 2.4 metres in length with minimum headroom of 2.4 metres.

I. Special Condition No. (25) of the Land Grant provides that:

- (a) Spaces shall be provided within the lot to the satisfaction of the C for T for the loading and unloading of goods vehicles according to a prescribed rate and such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the Development.
- (b) Each of the spaces provided Special Condition No. (25)(a) shall measure 3.5 metres in width and 7.0 metres in length with minimum headroom of 3.6 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings referred to therein.
- (c) For the purpose of calculating the number of spaces to be provided under Special Condition No. (25)(a)(ii) and (a)(iii) of the Land Grant, any floor area to be used for parking, loading and unloading purposes and for the picking up and setting down of passengers from motor vehicles (including taxis), tour buses or coaches shall be excluded.

J. Special Condition No. (26) of the Land Grant provides that:

If the lot or any part thereof is used for the purpose of hotel(s), in addition to the requirements specified in Special Conditions Nos. (24) and (25) of the Land Grant,

- (a) Hotel room parking spaces (the "Hotel Room Parking Spaces") and the hotel parking spaces (the "Hotel Parking Spaces") shall be provided within the lot to the satisfaction of the C for T for the parking of motor vehicles licensed under the Road Traffic Ordinance according to a prescribed rate.
- (b) Out of the Hotel Room Parking Spaces and the Hotel Parking Spaces, the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons ("the Hotel Parking Spaces for Disabled Persons") as the Building Authority may require or approve.
- (c) (i) Except for the Hotel Parking Spaces for Disabled Persons, each of the Hotel Room Parking Spaces and the Hotel Parking Spaces shall measure 2.5 metres in width and 5.0 metres in length with minimum headroom of 2.4 metres.
- (ii) The dimensions of each of the Hotel Parking Spaces for Disabled Persons shall be as the Building Authority may require or approve.

- (d) (i) Spaces shall be provided within the lot to the satisfaction of the C for T for the loading and unloading of goods vehicles in connection with the hotel(s) erected or to be erected on the lot according to a prescribed rate.
- (ii) Spaces for the picking up and setting down of passengers from motor vehicles (including taxis) and space(s) for the picking up and setting down of passengers from tour buses or coaches shall be provided within the lot to the satisfaction of the C for T according to a prescribed rate.

K. Special Condition No. (28) of the Land Grant provides:

- (a) The Grantee shall at all times throughout the term hereby agreed to be granted permit the Government, the C for T, their officers, contractors, agents, workmen and any other persons authorized by any of them, with or without tools, equipment, plant, machinery or motor vehicles free of charge to have the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building erected or to be erected thereon for the purposes of inspecting, checking or ascertaining that there is no breach of or failure to comply with Special Conditions Nos. (24), (25), (26) and (27) of the Land Grant by the Grantee.
- (b) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the exercise or non-exercise by the Government, the C for T, their officers, contractors, agents, workmen or any other persons authorized by any of them of the rights conferred under Special Condition No. (28)(a), and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (c) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the exercise by the Government, the C for T, their officers, contractors, agents, workmen or any other persons authorized by any of them of the rights conferred under Special Condition No. (28)(a).

L. Special Condition No. (34)(a), (b), (e), (f), (g), (h) and (i) of the Land Grant provides that:

- (a) The Grantee shall at his own expense deposit with the Director and submit to the C for T a plan or plans approved by the C for T indicating the layout of all the parking, loading and unloading spaces, picking up and setting down spaces to be provided within the lot in accordance with Special Conditions Nos. (24), (25) and (26) of the Land Grant (as may be respectively varied under Special Condition No. (27) of the Land Grant), or a copy of such plan or plans certified by an authorized person (as defined in the Buildings Ordinance) ("the Car Park Layout Plans"). No amendment, variation, alteration, modification or substitution of the Car Park Layout Plans shall be made without the prior written approval of the C for T.
- (b) The parking, loading and unloading spaces, picking up and setting down spaces indicated on the Car Park Layout Plans shall not be used for any purpose other than for the purposes set out respectively in Special Conditions Nos. (24), (25) and (26) of the Land Grant. The Grantee shall maintain all parking, loading and unloading spaces, picking up and setting down spaces and other areas, including but not restricted to the lifts, landings and manoeuvring and circulation areas indicated on the Car Park Layout Plan in accordance with the Car Park Layout Plan.

- (c) The Grantee hereby-
- (i) gives his consent to the Government, the C for T, the Director, their officers, contractors, agents, workmen and any other persons authorized by any of them, at their sole and absolute discretion, to view, use, copy and modify the Car Park Layout Plans and to disclose and disseminate the Car Park Layout Plans by any means and in any manner (including but not limited to electronic means or through electronic platforms) to any government department or third party (whether individual, firm, corporate body, members of the public or other organization) as the C for T or the Director shall at their sole and absolute discretion consider appropriate for searching, viewing, copying, printing, disseminating, utilizing, analyzing, researching or otherwise, whether in response to public or media enquiries or otherwise, or on the Government's, the C for T's or the Director's own accord; and
 - (ii) accepts and acknowledges that the Government, the C for T, the Director, their officers, contractors, agents, workmen and any other persons authorized by any of them shall have the sole and absolute discretion and right to decide whether or not to view, use, copy, modify, disclose or disseminate the Car Park Layout Plans as provided under Special Condition No. (34)(e)(i).
- (d) For the purpose of Special Condition No. (34)(e), the Grantee shall procure or cause to be procured the consent of the intellectual property right owners of the Car Park Layout Plans to the viewing, use, copying modifying, disclosure and dissemination of the Car Park Layout Plans by the Government, the C for T, the Director, their officers, contractors, agents, workmen and any other persons authorized by any of them and to the searching, viewing, copying, printing, disseminating, utilizing, analyzing, researching or otherwise of the Car Park Layout Plans by any government department or third party.
- (e) The Grantee hereby accepts and acknowledges that the consent given under Special Condition No. (34)(e) and (f) shall survive and continue to be binding on the Grantee after the expiry or sooner determination of the term hereby agreed to be granted.
- (f) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or nonfulfilment of any of the Grantee's obligations under Special Condition No. (34)(a), (b), (c), (d) and (f) of the Land Grant; any omission or mistake in the Car Park Layout Plans; the exercise by the Government, the C for T, the Director, their officers, contractors, agents, workmen or any other persons authorized by any of them of the discretion and rights conferred under Special Condition No. (34)(e) of the Land Grant; or the searching, viewing, copying, printing, disseminating, utilizing, analyzing, researching or otherwise of the Car Park Layout Plans by any government department or third party as provided under Special Condition No. (34)(e)(i) of the Land Grant, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (g) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under Special Condition No. (34)(a), (b), (c), (d) and (f) of the Land Grant; any omission or mistake in the Car Park Layout Plans.
- M. Special Condition No. (36) of the Land Grant provides that:
- (a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Grantee under the Conditions of the Land Grant, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term of the Land Grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
 - (b) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify and keep indemnified the Government, its agents and contractors from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with or incidental to such falling away, landslip or subsidence.
 - (c) The Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls or other support, protection and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.
- N. Special Condition No. (37) of the Land Grant provides that where prestressed ground anchors have been installed, upon development or redevelopment of the lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such maintenance and monitoring works as the Director may from time to time in his absolute discretion require. If the Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Grantee shall on demand repay to the Government the cost thereof.
- O. Special Condition No. (38) of the Land Grant provides that:
- (a) In the event of earth, spoil, debris, construction waste or building materials ("the waste") from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties ("the Government properties"), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, or in connection with or incidental to any damage or nuisance to private property caused by such erosion, washing down or dumping.
 - (b) The Director may (but is not obliged to), at the request of the Grantee, remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof.

P. Special Condition No. (40) of the Land Grant provides that:

- (a) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Grantee shall be solely liable for and shall indemnify and keep indemnified the Government and its officers from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, or in connection with or incidental to any damage or nuisance caused by such storm-water or rain-water.
- (b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense and to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own expense and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

Q. Special Condition No. (44) of the Land Grant provides that:

- (a) The Grantee shall on or before 31 December 2028 or such other date as may be approved by the Director, at the Grantee's own expense and in all respects to the satisfaction of the Water Authority (as defined in the Waterworks Ordinance, any regulations made thereunder and any amending legislation ("Waterworks Ordinance")) provide and install an outstation or outstations together with facilities and associated equipment as may be required by the Water Authority at its sole discretion on the lot or any part thereof or within any building or buildings erected or to be erected thereon for automatic meter reading for fresh water supplies ("the AMR Outstations") in accordance with the approved AMR Outstation Proposals referred to in Special Condition No. (44)(b) of the Land Grant and the Waterworks Ordinance.
- (b) The Grantee shall at his own expense and in all respects to the satisfaction of the Water Authority submit or cause to be submitted to the Water Authority for its approval in writing proposals for the provision and installation of the AMR Outstations ("the AMR Outstation Proposals"), containing, among others, such information and particulars as the Water Authority at its sole discretion may require, including but not limited to:
 - (i) a layout plan showing the locations of the AMR Outstations;
 - (ii) details of the design, layout and equipment for building up the AMR Outstations; and
 - (iii) details of the area or space designated or to be designated for accommodating the AMR Outstations and facilitating inspection and maintenance thereof (the said area or space as approved by the Water Authority is hereinafter referred to as "the Area or Space").

- (c) No provision or installation works of the AMR Outstations shall be commenced on the lot until the AMR Outstation Proposals shall have been approved in writing by the Water Authority under Special Condition No. (44)(b) of the Land Grant. The AMR Outstations provided and installed in accordance with the AMR Outstation Proposals approved under Special Condition No. (44)(b) of the Land Grant are referred to as "the Approved AMR Outstations".
- (d) The Grantee shall at his own expense and in all respects to the satisfaction of the Water Authority, operate, maintain and repair the Approved AMR Outstations in good repair and operational condition until the Approved AMR Outstations shall have been delivered up to the Water Authority in accordance with Special Condition No. (44)(g) of the Land Grant.
- (e) No structure, object or material of whatsoever nature which may prevent or disrupt the inspection, checking, operation, maintenance, repair, renewal, demolition, removal, replacement and re-provisioning of the Approved AMR Outstations shall be erected or placed on, over, above, under, below or within the Area or Space. Where in the opinion of the Water Authority (whose opinion shall be final and binding on the Grantee), there are structures, objects or materials erected or placed on, over, above, under, below or within the Area or Space which may prevent or disrupt the inspection, checking, operation, maintenance, repair, renewal, demolition, removal, replacement or re-provisioning of the Approved AMR Outstations, the Water Authority shall be entitled by notice in writing to call upon the Grantee, at the Grantee's own expense and in all respects to the satisfaction of the Water Authority, to demolish or remove such structures, objects or materials and to reinstate the Area or Space within such period as specified in the notice.
- (f) In the event of non-fulfilment of any of the Grantee's obligations under Special Condition No. (44)(a), (d) or (e) of the Land Grant, the Water Authority may carry out the necessary works at the cost of the Grantee who shall pay to the Water Authority on demand a sum equal to the cost thereof, such sum to be determined by the Water Authority whose determination shall be final and binding on the Grantee.
- (g) The Approved AMR Outstations or any of them as required shall be delivered up to the Water Authority by the Grantee on demand on such date as specified by the Water Authority in writing, and in any event shall be deemed to have been delivered up to the Water Authority by the Grantee on the date of a letter from the Director indicating that the Conditions of the Land Grant have been complied with to his satisfaction.
- (h) The Grantee shall at all times throughout the term of the Land Grant permit the Water Authority, its officers, contractors, agents, its or their workmen and any persons authorized by the Water Authority with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot or any part thereof and any building(s) erected or to be erected thereon for the purposes of:
 - (i) inspecting, checking and supervising any works required to be carried out by the Grantee under Special Condition Nos. (44)(a), (d) and (e) of the Land Grant;
 - (ii) carrying out any works under Special Condition No. (44)(f) of the Land Grant; and
 - (iii) inspecting, checking, operating, maintaining, repairing, renewing, demolishing, removing, replacing and re-provisioning the Approved AMR Outstations or any of them after they shall have been delivered up to the Water Authority in accordance with Special Condition No. (44)(g) of the Land Grant and any other works which the Water Authority may consider necessary.

- (i) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under Special Condition Nos. (44)(a), (d) and (e) of the Land Grant; or the exercise or non-exercise by the Water Authority, its officers, contractors, agents, its or their workmen or any persons authorized by the Water Authority of any of the rights under Special Condition Nos. (44)(f) and (h) of the Land Grant or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (j) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under Special Condition Nos. (44)(a), (d) and (e) of the Land Grant; or the exercise or non-exercise by the Water Authority, its officers, contractors, agents, its or their workmen or any persons authorized by the Water Authority of any of the rights under Special Condition Nos. (44)(f) and (h) of the Land Grant.

R. Special Condition No. (45) of the Land Grant provides that subject to there being in existence in future Government mains which in the opinion of the Water Authority are suitable for connection to the lot, consent to use temporary mains fresh water for flushing will be given, provided that the Grantee will be required to install plumbing suitable for the use of salt water and to accept salt water or treated effluent supply if available in future.

6. Lease conditions that are onerous to a purchaser:

- A. General Condition No. 4 of the Land Grant provides that the Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to any breach of the Conditions of the Land Grant or any damage or soil and groundwater contamination caused to adjacent or adjoining land or to the lot where such damage or soil and groundwater contamination has, in the opinion of the Director (whose opinion shall be final and binding on the Grantee), arisen out of any use of the lot, or any development or redevelopment of the lot or part thereof or out of any activities carried out on the lot or out of any other works carried out thereon by the Grantee whether or not such use, development or redevelopment, activities or works are in compliance with the Conditions of the Land Grant or in breach thereof.
- B. General Condition No. 10 of the Land Grant provides that:
 - (a) Upon any failure or neglect by the Grantee to perform, observe or comply with the Conditions of the Land Grant the Government shall be entitled to re-enter upon and take back possession of the lot or any part thereof and all or any buildings, erections and works on the lot or any part thereof and the rights of the Grantee under the Land Grant shall absolutely cease and determine (in respect of such part if the re-entry is upon a part only) but without prejudice nevertheless to the rights, remedies and claims of the Government in respect of any breach, non-observance or non-performance of the terms and conditions of the Land Grant.
 - (b) Upon re-entry, the Grantee shall not be entitled to any refund of premium, payment or compensation in respect of the value of the lot or the buildings thereon or any amount expended by the Grantee in the preparation, formation or development of the lot or any part thereof or otherwise.

- C. Special Condition No. (2) of the Land Grant provides that the Grantee acknowledges that there are some buildings and structures existing on the old lot and undertakes to remove at his own expense the said buildings and structures from the old lot. The Government will accept no responsibility or liability for any damage, nuisance or disturbance caused to or suffered by the Grantee by reason of the presence of the said buildings and structures and the Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the presence of or subsequent demolition or removal of the said buildings and structures.
- D. Special Condition No. (4)(b) of the Land Grant provides that the lot is granted subject to all and any rights, claims, actions, proceedings and liabilities whether arising by way of adverse possession or otherwise as existing on the date of the Land Grant in relation to the lot or any part thereof agreed to be granted by the Land Grant.
- E. Special Condition No. (8) of the Land Grant provides that no tree growing on the lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.
- F. Special Condition nos. (24)(a)(iv), (b)(iii), (c)(ii), (d)(ii), (e), (26)(a)(iii), (b) and d(ii) of the Land Grant provides that:
 - (a) The Residential Parking Spaces and the Visitors' Parking Spaces shall not be used for any purpose other than those respectively stipulated in Special Condition No. (24)(a)(i) and (a)(iii) of the Land Grant and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.
 - (b) The Office Parking Spaces and the Non-Industrial Parking Spaces shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.
 - (c) The Parking Spaces for Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance by disabled persons and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.
 - (d) The Residential Motor Cycle Parking Spaces, the Office Motor Cycle Parking Spaces and the Non-Industrial Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.
 - (e) The Bicycle Parking Spaces shall not be used for any purpose other than for the parking of bicycles.
 - (f) The Hotel Room Parking Spaces and the Hotel Parking Space shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.
 - (g) The Hotel Parking Spaces for Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance by disabled persons and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.

- (h) Spaces for the loading and unloading of goods vehicles in connection with the hotel(s), spaces for the picking up and setting down of passengers from motor vehicles (including taxis) and space(s) for the picking up and setting down of passengers from tour buses or coaches shall not be used for any purpose other than those respectively stipulated the Land Grant and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.

G. Special Condition No. (30)(a) of the Land Grant provides that the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be assigned except:

- (i) together with a residential unit in the Development; or
- (ii) to a person who is already the owner of a residential unit in the Development,

provided that in any event not more than 3 in number of the total of the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall be assigned to the owner of any one residential unit in the Development.

H. Special Condition No. (39) of the Land Grant provides that the Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (“the Works”), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof (“the Services”). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or any of the Services in any manner arising out of the Works (except for nullah sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

I. See 5 above.

Note:

1. The expression “Grantee” as mentioned in this section means the grantee under the Land Grant and where the context so admits or requires includes his executors, administrators and assigns and in case of a corporation its successors and assigns.
2. The expression “lot” as mentioned in this section means the lot granted in the Land Grant (i.e, the land).

1. 發展項目所位於的土地的地段編號：

粉嶺上水市地段第290號

2. 有關租契規定的年期：

由2024年12月16日起計50年

3. 適用於該土地的用途限制：

- A. 批地文件特別條款第(7)條規定該地段或其任何部分或其上之建築物或其任何部分不得用作非工業用途(不包括倉庫及加油站)以外之用途。
- B. 批地文件特別條款第(43)條規定該地段內不得搭建或建造任何墳墓或骨灰龕，亦不可安葬或放置任何人類遺體或動物遺骸，不論置於陶泥金塔或骨灰盅或以其他方式安葬或放置等亦然。

4 按規定須興建並提供予政府或供公眾使用的設施：

- A. 承授人須在批地文件所夾附圖則I以粉紅色加黑色交叉線顯示的範圍的地面(「粉紅色加黑色交叉線範圍」)鋪設、平整、提供、建造和鋪築表面一條公眾通道，連同地政總署署長(「署長」)全權酌情要求或批准的照明裝置及設施(「公眾通道區」)。
- B. 承授人須在該地段或其任何部分或其上任何建築物內提供及安裝外站連同設施及相關設備，以供淡水供應自動讀錶之用。

5. 有關承授人在該土地內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任：

- A. 批地文件特別條款第(6)條規定發展項目須於2028年12月31日或之前建成至適宜佔用。
- B. 批地文件一般條款第6(a)條規定承授人須於批租年期內：(i)按任何經批准之建築圖則保養所有建築物，不得作出變更或改動；及(ii)保養所有已建或將建的建築物至良好和修繕妥當的狀態，並在該狀態下於租約期滿或提前終止時交還該等建築物。
- C. 批地文件一般條款第8條規定如任何批地文件條款訂明需要拓建的私家街、私家路及後巷仍屬於批地文件協定批授的範圍，承授人應自費在該處提供照明、路面、路緣石、排水渠、渠道及進行保養工程，致使署長在各方面滿意。署長可基於公眾利益按需要在該處執行或達致執行路燈安裝及維修工程，承授人須承擔路燈安裝工程的資本開支，並且允許工人和車輛自由進出該土地範圍，以便安裝及維修路燈。

D. 批地文件特別條款第(5)規定：

- (a) 除得到規劃署署長事先書面同意外，並符合其施加之任何條件，惟公眾通道區之條文除外，不得在粉紅色加黑色交叉線範圍之上建立、興建或放置任何建築物或構築物，或任何建築物或構築物或突出物的支撐物。就本特別條款而言，規劃署署長對於甚麼構成地面而作出的決定，均是最終的並對承授人有約束力。

(b) 承授人應 —

- (i) 自費於2028年12月31日或之前或署長批准的其他日期，以署長批准的方式、物料、標準、水平、走線和設計，在粉紅色加黑色交叉線範圍鋪設、平整、提供、建造和鋪築表面公眾通道區，以便公眾行人可在該處通行，以全面令署長滿意；

- (ii) 承批人應在批地文件協定的整個批租年期內自費管理及維修公眾通道區，以保持其修繕及狀況良好且清潔整齊，全面令署長滿意；及

- (iii) 於履行批地文件特別條款第(5)(b)(i)條後的任何時間，承授人應允許公眾每天二十四小時免費及暢通無阻地步行或乘坐輪椅通行、往返、通過、行經及穿過公眾通道區，以作任何合法用途。為使公眾可通過、行經、往返及穿過上述公眾通道區，該公眾通道區不得放置任何不論性質的物件或物料，以致阻礙任何人士通過、行經、往返及穿過上述公眾通道區。如署長認為(其意見是最終的並對承授人有約束力)有任何物件阻礙他人進入或通過公眾通道區，署長有權以書面通知承授人，而承授人需自費在指定的期限內，清除和拆卸此等物件或物料，並且恢復公眾通道的原貌，全面令署長滿意。

- (c) 如承授人不履行批地文件特別條款第(5)(b)條所訂的承授人責任(包括疏忽或並未於根據批地文件特別條款第(5)(b)(iii)條向其送達的通知所列明的期限內履行相關規定(如有))，政府可執行必要的工程，費用由承授人承擔。承授人須在接獲通知時向政府支付相等工程費用的款項，金額由署長釐定，其決定是最終的並對承授人有約束力。

- (d) 承授人應在所有合理時間允許政府、署長、其人員、承辦商及任何經署長授權的人士，不論是否備有工具、設備、裝置、機器或汽車，有權自由及不受限制免費進出、返回及通過該地段，以便檢查、檢驗及監督位於根據批地文件特別條款第(5)(b)條進行的任何工程或責任，以及進行、檢查、檢驗及監督根據批地文件特別條款第(5)(c)條指定的工程，或進行署長視為於粉紅色加黑色交叉線範圍必要的任何工程或其他目的。

- (e) 就對承授人或任何其他人所造成或承授人或任何其他入蒙受的任何損失、損壞、滋擾或干擾，不論是否因承授人履行或不履行本特別條款所訂的承授人責任；或因政府、署長、其人員、承辦商及經署長授權人士行使批地文件特別條款第(5)(c)及(d)條等所載的權利而直接或間接引起或與之相關或附帶的，政府概不承擔任何義務或責任，承授人亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

- (f) 現明確協定、聲明及規定，批地文件特別條款第(5)(b)(iii)條訂明承授人須承擔的責任純粹為承授人與政府之間的合約協定，而承授人並無意向劃定而政府亦無同意劃定粉紅色加黑色交叉線範圍或其任何部分供公眾作通道。

- (g) 現明確協定及聲明，不可鑒於批地文件特別條款第(5)(b)(iii)條訂明承授人須承擔的合約責任而預期或申索任何關於額外上蓋面積或地積比率的寬免或權利，不論是否根據《建築物(規劃)規例》第22(1)條、其任何修訂條文或取代條文等亦然。為免存疑，承授人現明確放棄任何及所有關乎《建築物(規劃)規例》第22(1)條、其任何修訂條文或取代條文所訂額外上蓋面積或地積比率之寬免的申索或相關權利。

- (h) 公眾通道區不得用作按批地文件特別條款第(5)(b)(iii)條列明之外的其他用途，尤其不得用作存放用途。

- (i) 承授人須就直接或間接因其就提供、管理及維修公眾通道區而作出或遺漏作出之事項而起或與之有關之任何形式之責任、申索、損失、損害賠償、開支、費用、成本、索求、法律行動或其他程序彌償政府及使其維持獲彌償。

- (j) 僅就批地文件特別條款第(5)(b)(ii)條而言，「承授人」一詞僅指訂立及執行批地文件之人士及其於該地段已或擬建作非工業(不包括私人住宅、倉庫及加油站)用途之建築物或其部分或多個部分之受讓人。

E. 批地文件特別條款第(9)條規定承授人須自費於該地段及未建於其上的平台(如有)任何部分內進行園景美化及種植樹木和灌木，並於其後將之保持及保養至安全、清潔、整齊、井然及健康的狀態，致使署長滿意。

F. 批地文件特別條款第(10)(g)規定：

受制於批地文件各項條款，如該地段或其任何部分進行發展或重建：

(a) 承授人應自費將一圖則提交屋宇署署長(「屋宇署署長」)以獲得其書面批准，該圖則顯示將於其中或其內提供和保養綠化(包括但不限於提供帶土基的活體植物)的該地段或在該地段之已或將建立的建築物之一部分或多於一部分(「綠化範圍」)、綠化範圍的佈局和大小以及屋宇署署長可全權酌情要求或指定的其他資訊(包括但不限於綠化範圍建築工程的位置和詳情)(該項連圖則之提交以下簡稱「該項綠化提交」)。屋宇署署長就關於何者構成該項綠化提交下之綠化提供及該地段或在該地段之已或將建立的建築物之何一部分或何等部分構成綠化範圍的決定是最終決定，對承授人具有約束力。(上述獲屋宇署署長批准的提交以下簡稱「核准綠化提交」)。就此特別條款而言，「建築工程」根據《建築物條例》定義。

(b) 承授人應根據核准綠化提交自費進行並完成綠化範圍的建築工程及於之後保養綠化範圍，致使屋宇署署長在各方面滿意。未經屋宇署署長的事先書面批准，不得對核准綠化提交或顯示綠化範圍的圖則進行任何修改、變更、更改、改動或替代。

G. 批地文件特別條款第(12)(c)條規定承授人須自費保養該地段內按特別條款第(12)(b)條獲豁免計算總樓面面積的康樂設施及附屬設施(「獲豁免設施」)至良好和修繕妥當的狀態，並須運作獲豁免設施致使署長滿意。獲豁免設施只准供發展項目的住客及其真實訪客使用，並不得供其他人士使用。

H. 批地文件特別條款第(24)條規定：

(a) 須於該地段內按指定比率提供若干車位，以供按《道路交通條例》、其附屬規例及任何修訂法例(「《道路交通條例》」)獲發牌之汽車停泊(「住客車位」)，致使運輸署署長(以下簡稱「運輸署署長」)滿意。

(b) 須按指定比率提供若干額外車位，以供按《道路交通條例》獲發牌之汽車停泊(「訪客車位」)，致使運輸署署長滿意。

(c) 須於該地段內按指定比率提供若干車位，以供按《道路交通條例》獲發牌，並用作辦公室用途之汽車停泊(「辦公室車位」)，及用作非工業用途(不包括私人住宅、辦公室及酒店)之汽車停泊(「非工業車位」)，致使運輸署署長滿意。

(d) 承授人須從住客車位、訪客車位、辦公室車位及非工業車位之中保留及指定建築事務監督可要求及批准的停車位數目，以供傷殘人士之汽車停泊(「傷殘人士車位」)。就批地文件條款而言，「傷殘人士」按《道路交通條例》定義。

(e) 須於該地段內按指定比率提供若干住宅電單車車位(「住宅電單車車位」)、辦公室電單車車位(「辦公室電單車車位」)及非工業電單車車位(「非工業電單車車位」)，以供按《道路交通條例》獲發牌之電單車停泊，致使運輸署署長滿意。

(f) 須於該地段內按指定比率提供若干車位，以供單車停泊，致使運輸署署長滿意(「單車車位」)。就批地文件條款而言，「單車」按《道路交通條例》定義。單車車位不可用作停泊單車以外的用途。每一個單車車位的尺寸須按運輸署署長的要求和經其書面批准。

(g) (i) 除了傷殘人士車位之外，每個住客車位、訪客車位、辦公室車位及非工業車位須闊2.5米及長5.0米及最少有2.4米淨空高度。

(ii) 每一個傷殘人士車位的尺寸須按建築事務監督的要求或經其批准。

(iii) 每個住客電單車車位、訪客電單車車位、辦公室電單車車位及非工業電單車車位的尺寸須闊1.0米及長2.4米及最少有2.4米淨空高度或署長批准的其他最低淨空高度。

I. 批地文件特別條款第(25)條規定：

(a) 須於該地段內按指定比率提供若干車位供貨車上落貨，致使運輸署署長滿意，且該等車位不得用作與發展項目相關的貨車上落貨之外的其他用途。

(b) 根據特別條款第(25)(a)條的每個裝卸區須闊3.5米及長7.0米及最少有3.6米淨空高度。該等裝卸區不可用作與上述建築物有關的貨車裝卸用途以外之任何用途。

(c) 在計算按特別條款第(25)(a)(ii)及第(a)(iii)分條提供的車位之數目時，任何供停泊車輛、裝卸用途及從汽車(包括計程車)、觀光巴士或長途汽車上落乘客之樓面面積均不被計算在內。

J. 批地文件特別條款第(26)條規定：

如該地段或其任何部分被用作酒店用途，則除批地文件特別條款第(24)及(25)條規定的要求外，

(a) 須於該地段內按指定比率提供若干酒店客房車位(「酒店客房車位」)及酒店車位(「酒店車位」)，以供按《道路交條例》獲發牌之汽車停泊，致使運輸署署長滿意。

(b) 承授人須從酒店客房車位及酒店車位之中保留及指定建築事務監督可要求及批准的停車位數目，以供傷殘人士之汽車停泊(「酒店傷殘人士車位」)。

(c) (i) 除了酒店傷殘人士車位之外，每個酒店客房車位及酒店車位須闊2.5米及長5.0米及最少有2.4米淨空高度。

(ii) 每一個酒店傷殘人士車位的尺寸須按建築事務監督的要求或經其批准。

(d) (i) 須於該地段內按指定比率提供若干車位供與已建或將建的酒店有關的貨車上落貨，致使運輸署署長滿意。

(ii) 須於該地段內按指定比率提供若干車位供汽車(包括計程車)、觀光巴士或長途汽車上落乘客，致使運輸署署長滿意。

K. 批地文件特別條款第(28)條規定：

(a) 承授人須在批租年期期間於所有合理時間允許政府、運輸署署長、其人員、承辦商、代理人、工人及任何其他獲上述任何人士授權的人士，不論是否備有工具、設備、裝置、機器或汽車，有權自由及不受限制免費進出及返回及通過該地段或其任何部分及任何已建或擬建於該地段的建築物，以視察、檢查及確定沒有違反或不履行批地文件特別條款第(24)、(25)、(26)及(27)條。

(b) 就對承授人或任何其他人士所造成或承授人或任何其他人士蒙受的任何損失、損壞、滋擾或干擾，不論是否因政府、運輸署署長、其人員、承辦商、代理人、工人及任何其他獲上述任何人士授權的人士行使或不行使批地文件特別條款第(28)(a)條的權利或其他原因而直接或間接引起或與之相關或附帶的，政府概不承擔任何義務或責任，承授人亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

- (c) 承授人須就直接或間接因政府、運輸署署長、其人員、承辦商、代理人、工人及任何其他獲上述任何人士授權的人士行使批地文件特別條款第(28)(a)條的權利而起或與之有關或附帶之任何形式之責任、申索、損失、損害賠償、開支、費用、成本、索求、法律行動或其他程序彌償政府及使其維持獲彌償。

L. 批地文件特別條款第(34)(a)、(b)、(e)、(f)、(g)、(h) 及 (i)條規定：

- (a) 承授人須自費將經運輸署署長批准的圖則或由認可人士認證(定義見《建築物條例》)的圖則副本，存放予署長並提交至運輸署署長，該圖顯示在該地段內的所有按批地文件特別條款第(24)、(25)及(26)條提供的停車位、上落貨停車位、上落客停車位的佈局(可按批地文件特別條款第(27)條修訂)(「停車場佈局圖」)。未經運輸署署長事先書面批准，不得修訂、更改、改動、修改或以另一佈局圖代替停車場佈局圖。
- (b) 於停車場佈局圖上標示的停車位、上落貨停車位及上落客停車位不得用作批地文件特別條款第(24)、(25)及(26)條各所述用途以外的任何其他用途。承授人須按停車場佈局圖保養所有停車位、上落貨停車位、上落客停車位及其他範圍，包括但不限於停車場佈局圖上標示之升降機、樓梯平台及運轉及通道地方。
- (c) 承授人現：
 - (i) 同意政府、運輸署署長、署長、其官員、承辦商、代理人、工人及任何其他獲其授權的人士有全權酌情決定查看、使用、複製、修改停車場佈局圖，並以任何途徑和方式(包括但不限於電子方式或透過電子平台)向任何政府部門或第三方(無論是個人、公司、法人團體、公眾成員或其他組織)披露和傳播停車場佈局圖，作運輸署署長或署長全權酌情決定認為適合的檢索、查看、複製、印刷、傳播、利用、分析、研究或以其他方式，不論是回應公眾或傳媒查詢或以其他方式，或作政府、運輸署署長或署長自用之目的；及
 - (ii) 接受並承認政府、運輸署署長、署長、其官員、承辦商、代理人、工人及任何其他獲其授權的人士擁有唯一及絕對的酌處權和權利決定是否查看、使用、複製、修改、披露或傳播批地文件特別條款第(34)(e)(i)條規定的停車場佈局圖。
- (d) 就批地文件特別條款第(34)(e)條而言，承授人應取得或促使停車場佈局圖的知識產權擁有人同意政府、運輸署署長、署長、其官員、承辦商、代理人、工人及任何其他獲其授權的人士檢視、使用、複製、修改、披露和傳播停車場佈局圖，並供任何政府部門或第三方檢索、查看、複製、印刷、傳播、利用、分析、研究或以其 他方式使用停車場佈局圖。
- (e) 承授人特此接受並確認，根據批地文件特別條款第(34)(e)和 (f) 條給予的同意在租期屆滿或提前終止後繼續有效並繼續對承授人具有約束力。
- (f) 對於承授人履行或不履行批地文件特別條款第(34)(a)、(b)、(c)、(d) 和 (f) 條規定的任何義務；停車場佈局圖有任何遺漏或錯誤；政府、運輸署署長、署長、其官員、承辦商、代理人、工人或任何其他經其授權的人士行使批地文件特別條款第(34)(e)條賦予的酌情權和權利；任何政府部門或第三方根據批地文件特別條款第(34)(e)(i)條規定對停車場佈局圖進行檢索、查看、複製、印刷、傳播、利用、分析、研究或以其他方式有關或附帶及直接或間接造成承授人或任何其他人士蒙受任何損失、損害、滋擾或干擾，政府概不承擔任何責任。承授人不得就任何此類損失、損壞、滋擾或干擾向政府提出任何索賠。
- (g) 承租人須對承租人履行或不履行批地文件特別條款第(34)(a)、(b)、(c)、(d)和(f)條規定的任何義務；停車場佈局圖有任何遺漏或錯誤而直接或間接引起有關或附帶的所有責任、索賠、損失、損害賠償、開支、收費、費用、要求、訴訟和訴訟程序彌償政府並確保政府持續獲得彌償。

M. 批地文件特別條款第(36)條規定：

- (a) 若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡整理工程，不論該等工程是否已獲署長事先書面同意，不論處於該地段內或任何政府土地上，不論其目的是為塑造、平整或發展該地段或承授人於批地文件條款下須進行的其他工程或為任何其他目的而進行，承授人須自費進行及建造該等有需要之斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或附屬或其他工程，以保護及支持該地段內的該等土地及任何相鄰或毗連之政府土地或已出租土地，及排除及預防其後發生的任何泥土剝落、山泥傾瀉或土地下陷。承授人須在整個批地文件批租年期內，自費保養上述土地、斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或附屬或其他工程，並保持在良好和修繕妥當的狀態，致使署長滿意。
- (b) 若由於承授人進行的塑造、平整、發展或者其他工程或其他任何原因而於任何時間內造成任何泥土剝落、山泥傾瀉或土地下陷，不論處於或來自該地段內的任何土地或來自任何相鄰或毗連之政府土地或已出租土地，承授人須自費修葺使之恢復原狀致使署長滿意，並須就直接或間接因該等泥土剝落、山泥傾瀉或土地下陷而起或與之有關或附帶之任何形式之責任、申索、損失、損害賠償、費用、開支、成本、索求、法律行動或其他程序彌償政府、其代理及承辦商及使其維持獲彌償。
- (c) 署長有權書面要求承授人進行、建造及保養上述土地、斜坡整理工程、擋土牆、或其他支撐、防護措施和排水系統或附屬或其他工程，或就任何泥土剝落、山泥傾瀉或土地下陷進行修葺使之恢復原狀，且如承授人忽略或未能在指明期限內遵行該通知致使署長滿意，署長可立即執行和進行任何有需要的工程，而承授人須應要求向政府償還該工程的費用並連同任何行政及專業收費及開支。

N. 批地文件特別條款第(37)條規定若於發展或重新發展該地段或其任何部分時曾安裝預應力地錨，承授人須於該等預應力地錨的使用期限內自費進行定期保養及定期監測致使署長滿意，並且在署長不時全權酌情要求時提交上述保養及監測的報告及資料。如承授人忽略或未能進行所須的監測工程，署長可立即執行和進行所須的監測工程，而承授人須應要求向政府歸還該工程的費用。

O. 批地文件特別條款第(38)條規定：

- (a) 倘若該地段或其他受開發該地段所影響的區域之泥土、廢土、瓦礫、建築廢料或建材(「該等廢料」)遭侵蝕、沖洗或傾倒在公共巷徑或道路上，或路旁暗渠、前濱或海牀、污水渠、雨水渠或溝渠或其他政府物業(「該等政府物業」)，承授人須自費清理該等廢料並修葺該等廢料對該等政府物業造成的損壞。承授人須就直接或間接因上述侵蝕、沖洗或傾倒對私人物業造成的任何損壞或滋擾而起或與之有關或附帶之任何形式之責任、申索、損失、損害賠償、費用、開支、成本、索求、法律行動或其他程序彌償政府及使其維持獲彌償。
- (b) 署長可以(惟沒有義務)應承授人要求清理該等廢料並修葺該等廢料對該等政府物業造成的損壞，而承授人須應要求向政府支付有關費用。

P. 批地文件特別條款第(40)條規定：

- (a) 承授人須自費建造及保養署長認為必要的排水渠及溝渠(不論位於該地段範圍內或政府土地上亦然)，以將落在或流經該地段上的雨水截流並排送至就近的河道、集水井、溝渠或政府雨水渠，致使署長滿意。承授人須就直接或間接因上述雨水造成的任何損壞或滋擾而起或與之有關或附帶之任何形式之責任、申索、損失、損害賠償、費用、開支、成本、索求、法律行動或其他程序承擔全部責任並向政府及其官員作出彌償及使其維持獲彌償。

- (b) 將該地段任何排水渠及污水渠與已鋪設及投入運作的政府雨水渠及污水渠連接的工程，可由署長進行(惟署長不須就進行連接工程引起的損失或損壞對承授人負責)，而承授人須應要求向政府支付該接駁工程之費用。另一選擇是，承授人可自費進行該接駁工程致使署長滿意，而在該情況下，於政府土地上建造的上述連接工程任何部分須由承授人自費保養，並須應要求將之交回政府，由政府出資作日後保養，而承授人須應要求向政府支付該接駁工程之技術審核用。如承授人未有保養政府土地上建造的上述連接工程，署長可以自行進行其認為必需的該等保養工程，而承授人須應要求向政府支付有關費用。

Q. 批地文件特別條款第(44)條規定：

- (a) 承授人須於2028年12月31日或之前或經署長批准的其他期限內，自費並致使水務監督(根據《水務設施條例》、其任何附屬規例及任何修訂法例定義(「水務設施條例」))在各方面滿意在該地段或其任何部分或其上已或將建的任何建築物內按批地文件特別條款第(44)(b)條所述的經批准的自動讀表分站建議及水務設施條例提供和安裝一個或多個食水供應自動讀表分站及水務監督全權酌情可能要求的設施和相關設備(「自動讀表分站」)。
- (b) 承授人應自費並致使水務監督在各方面滿意，向水務監督提交或安排提交有關自動讀表分站的供應和安裝的書面建議(「自動讀表分站建議」)，以供其批准，其中包含水務監督全權酌情可能要求的信息和詳情，包括但不限於：
 - (i) 顯示自動讀表分站位置的佈局圖；
 - (ii) 建立自動讀表分站的設計、佈局和設備詳情；及
 - (iii) 指定或將指定用於容納自動讀表分站並便於檢查和維護的區域或空間的詳細信息(經水務監督批准的該區域或空間下稱「該區域或空間」)。
- (c) 在水務監督根據批地文件特別條款第(44)(b)條書面批准自動讀表分站建議之前，不得在該地段開始自動讀表分站的供應或安裝工程。根據批地文件特別條款第(44)(b)條批准的自動讀表分站建議提供及安裝的自動讀表分台下稱「核准的自動讀表分站」。
- (d) 承授人應自費並在各方面令水務監督滿意的情況下，運營、維護和修理核准的自動讀表分處於良好維修和運行狀態，直至核准的自動讀表分站根據批地文件特別條款第(44)(g)條交付給水務監督。
- (e) 不得在該區域或空間的上方、下方或內部搭建或安置的任何構築物、物體或材料，以致可能妨礙或干擾視查、檢查、操作、維護、修理、更新、拆除、拆除、更換及重置核准的自動讀表分站。如果水務監督認為(其意見為最終並對承授人有約束力)，在該區域或空間的上方、下方或內部搭建或安置的構築物、物體或材料可能會妨礙或干擾核准的自動讀表分站的視查、檢查、操作、維護、修理、更新、拆除、拆除、更換或重置，水務監督有權以書面形式通知要求承授人自行承擔費用並在各方面令水務監督滿意的情況下拆除或移除上述構築物、物體或材料，並在通知規定的期限內恢復該區域或空間。
- (f) 如果承授人未履行任何批地文件特別條款第(44)(a)、(d)或(e)條規定的義務，水務監督可進行必要的工程，惟費用由承授人支付，就此承授人須應水務監督要求向水務監督繳付一筆款項，數額等於上述工程之費用，該數額由水務監督釐定，此決定為最終決定並對承授人具約束力。
- (g) 核准的自動讀表分站或其任何要求的分站應由承授人在水務監督書面指定的日期交付給水務監督，並且在任何情況下於署長發來信函之日，表明本批地文件所載的條款已得到遵守，令其滿意，應被視為已交付給水務監督。

- (h) 承授人須在整個批租年期內允許水務監督、其官員、承辦商、代理人、他們的工人以及水務監督授權的任何人員，不論是否備有工具、設備、裝置、機器或汽車，有權自由及不受限制免費進出、返回及通過該地段或其任何部分與該地段已或將會建的建築物或其任何部分、旨在：

- (i) 視查、檢查和監督承授人根據批地文件特別條款第(44)(a)、(d)和(e)條要求進行的任何工程；

- (ii) 進行批地文件特別條款第(44)(f)條下的任何工程；及

- (iii) 在按照批地文件特別條款第(44)(g)條將核准的自動讀表分站或其任何核准的自動讀表分站交付給水務監督後，視查、檢查、操作、維護、修理、更新、拆除、移除、更換或重置核准的自動讀表分站或其任何核准的自動讀表分站，以及水務監督認為有必要進行的任何其他工程。

- (i) 就任何對承授人或任何其他人所造成或承授人或任何其他人員蒙受的損失、損壞、滋擾或干擾，不論是否因承授人履行或未能履行批地文件特別條款第(44)(a)、(d)及(e)條之責任；或水務監督、其官員、承辦商、代理人、他們的工人或水務監督授權的任何其他人員行使或不行使任何批地文件特別條款第(44)(f)及(h)條所賦予的權利或其他權利，政府概不承擔任何義務或責任，承授人亦不得向政府就該等損失、損壞、滋擾或干擾提出任何申索。

- (j) 承授人須就不論是否因承授人履行或未能履行批地文件特別條款第(44)(a)、(d)及(e)條之責任；或水務監督、其官員、承辦商、代理人、他們的工人或水務監督授權的任何人員行使或不行使任何批地文件特別條款第(44)(f)及(h)條所賦予的權利而直接或間接引起或附帶的任何形式之責任、申索、損失、損害賠償、費用、開支、成本、索求、法律行動或其他程序彌償政府及使其維持獲彌償。

- R. 批地文件特別條款第(45)條規定，受制於日後有水務監督認為適合接駁至該地段的政府水管，承授人可獲同意以暫時水管食水沖廁，但承授人須安裝適用於鹹水的水管並在日後有鹹水或經處理污水供應時使用鹹水或經處理污水。

6. 對買方造成負擔的租用條件

- A. 批地文件一般條款第4條規定倘因承授人違反批地文件的條款又或毗連或毗鄰土地或該地段受損或出現泥土或地下水污染，而署長(其意見將作終論並對承授人具約束效力)認為有關損害或泥土或地下水污染乃因承授人使用該地段或建於該處任何發展項目或重建項目或其任何部分又或承授人於該地段進行任何活動或執行任何工程所致，則不論承授人使用該地段、發展或重建、進行活動或執行工程乃遵從或違反此等批地條款，承授人須就任何由此直接或間接引起有關或附帶之任何形式之責任、申索、損失、損害賠償、費用、開支、成本、索求、法律行動或其他程序彌償政府及使其維持獲彌償。

- B. 批地文件一般條款第10條規定：

- (a) 當承授人未能或忽略履行、遵守或遵從批地文件條款，政府有權收回及重新管有該地段或其任何部分以及所有或任何於該地段或其任何部分上之建築物、搭建物及工程，及承授人於批地文件下的權利隨即完全停止及終止(若僅收回一部份，則為有關該部份的權利)，但無損政府就違反、不遵守或不履行批地文件任何條款及條件時享有的權利、補救方法及申索權。

- (b) 當該地段被收回，承授人無權獲得任何地價退款、就該地段及其上之建築物的價值之任何款項或賠償，或承授人在準備、建造或發展該地段或其任何部分或為其他目的所花費的任何金額。

16 | SUMMARY OF LAND GRANT

批地文件的摘要

- C. 批地文件特別條款第(2)條規定承授人確認在舊地段內建有建築物及結構物。承授人承諾會自費拆除上述在舊地段的建築物及結構物。就任何因上述建築物及結構物之存在對承授人所造成或承授人蒙受的損壞、滋擾或干擾，政府概不承擔任何責任或義務，承授人須就直接或間接因上述建築物及結構物之存在或隨後拆卸和拆除而引起的任何形式之責任、申索、損失、損害賠償、費用、開支、成本、索求、法律行動及其他程序彌償政府及使其維持獲彌償。
- D. 批地文件特別條款第(4)(b)條規定該地段之授予受所有及任何於批地文件日期已存在且與批地文件同意授予之地段或其任何部分有關的權利、申索、法律行動、其他程序及責任(不論是否因逆權管有或以其他方式而產生)所規限。
- E. 批地文件特別條款第(8)條規定未經署長事先書面批准，不得移除或干擾該地段上或其相鄰所生長的樹木。署長於給予批准時可附加他認為合適之移植、補償環境美化或重新種植條件。
- F. 批地文件特別條款第(24)(a)(iv)、(b)(iii)、(c)(ii)、(d)(ii)、(e)、(26)(a)(iii)、(b)及(d)(ii)條規定：
- (a) 住客車位及訪客車位不得用作按批地文件特別條款第(24)(a)(i)及(a)(iii)條列明之外的其他用途，尤其不得用作存放、展示或展覽汽車作招售等用途或作提供汽車清潔及美容服務之用途。
 - (b) 辦公室車位及非工業車位不得用作停泊按《道路交通條例》獲發牌之汽車外的其他用途，尤其不得用作存放、展示或展覽汽車作招售等用途或作提供汽車清潔及美容服務之用途。
 - (c) 傷殘人士車位不得用作供傷殘人士停泊按《道路交通條例》獲發牌之汽車外的其他用途，尤其不得用作存放、展示或展覽汽車作招售等用途或作提供汽車清潔及美容服務之用途。
 - (d) 住客電單車車位、辦公室電單車車位及非工業電單車車位不得用作停泊按《道路交通條例》獲發牌之汽車外的其他用途，尤其不得用作存放、展示或展覽汽車作招售等用途或作提供汽車清潔及美容服務之用途。
 - (e) 單車車位不可用作停泊單車以外的用途。
 - (f) 酒店客房車位及酒店車位不得用作停泊按《道路交通條例》獲發牌之汽車外的其他用途，尤其不得用作存放、展示或展覽汽車作招售等用途或作提供汽車清潔及美容服務之用途。
 - (g) 酒店傷殘人士車位不得用作供傷殘人士停泊按《道路交通條例》獲發牌之汽車外的其他用途，尤其不得用作存放、展示或展覽汽車作招售等用途或作提供汽車清潔及美容服務之用途。
 - (h) 供與酒店有關的貨車上落貨的車位及供汽車(包括計程車)、觀光巴士或長途汽車上落乘客的車位不得用作按批地文件分別列明之用途外的其他用途，尤其不得用作存放、展示或展覽汽車作招售等用途或作提供汽車清潔及美容服務之用途。
- G. 批地文件特別條款第(30)(a)條規定住客車位及住客電單車停車位不得轉讓，除非：
- (i) 連同發展項目的住宅單位轉讓；或
 - (ii) 轉讓予發展項目的住宅單位之擁有人，
- 但於任何情況下，轉讓予任何一個發展項目住宅單位的擁有人的住客車位及住客電單車停車位總數不得多於3個。
- H. 批地文件特別條款第(39)條規定承授人須於任何時候，特別是於進行建造、保養、更新或維修工程

(「該等工程」)時，採取或安排採取恰當及足夠的謹慎、技巧及預防措施，以免使置於或行經該地段或其任何組合或其任何部分之上、之下或相鄰的任何政府或其他現存的排水渠、水道或河道、主水管、道路、行人徑、街道設施、污水渠、溝渠、管道、電纜、電線、公用服務或任何其他工程或裝置(「該等服務」)遭受損壞、干擾或阻礙。承授人須於進行任何該等工程前進行或安排進行所需的適當搜查及勘探，以確定該等服務之位置及高度，及須就如何處理或會受該等工程影響之該等服務向署長提交書面建議書供其就各方面批核，且不得於署長就該等工程及上述建議書發出書面批准前進行任何工程。承授人須遵守及自費達成署長於發出上述批准時可就該等服務施加的要求，包括任何必要的改道、重鋪或恢復原狀的成本。承授人須自費在各方面維修、修葺使恢復原狀所有由該等工程以任何方式引起的對該地段或任何該等服務造成的損壞、干擾或阻礙，致使署長滿意(溝渠、污水渠、雨水渠或主水管除外，其之修葺須由署長進行(除非署長另有決定)，且承授人須應政府要求向其支付上述工程之費用)。若承授人未能對該地段或其任何部分或任何該等服務進行任何所需之改道、重鋪、維修、修葺及使之恢復原狀致使署長滿意，署長可進行其認為有需要之改道、重鋪、維修、修葺及使之恢復原狀，且承授人須應政府要求向其支付上述工程之費用。

- I. 見上文第5段。

備註：

1. 本節中提述「承授人」一詞指根據批地文件中的承授人和如文意允許或要求包括其遺囑執行人、遺產管理人、承讓人及(如為法團)其繼承人和承讓人。
2. 本節中提述「該地段」一詞指批地文件中的地段(即「該土地」)。

1. Description of any facilities that are required under the land grant to be constructed and provided for the Government, or for public use

- A. Public passage way together with such lightings and facilities as the Director of Lands (the “Director”) at his absolute discretion shall require or approve (“Public Passage Area”) to be laid, formed, provided, constructed and surfaced by the Grantee on the ground level of the area shown coloured pink cross-hatched black area on PLAN I annexed to the Land Grant (“the Pink Cross-hatched Black Area”).
- B. Outstations together with facilities and associated equipment shall be provided and installed by the Grantee on the lot or any part thereof or within any buildings thereon for automatic meter reading for fresh water supplies.

2. Description of any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

Not Applicable.

Note: The owners of the residential properties in the Development are not required to manage and maintain Public Passage Area. See Special Condition no. (5)(j) below.

3. Size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

Not Applicable.

4. Description of any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg. F)

Not Applicable.

5. Plan(s) showing locations of the facilities mentioned in 1 and 2, open spaces mentioned in 3 (if any) and those parts of the land mentioned in 4 (if any)

See the plan below in this section.

6. General public’s right to use

In relation to any of those facilities and open spaces, and those parts of the land, mentioned in paragraphs 1, 2, 3 and 4 above that are for public use, the general public has the right to use the facilities or open spaces, or the parts of the land, in accordance with the Land Grant or the deed of dedication (as the case may be).

7. Management, operation and maintenance

The facilities mentioned in 2 and open spaces mentioned in 3 (if any) are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development, and those owners are required to meet a proportion of the expense of managing, operating or maintaining those facilities or open spaces (if any) through the management expenses apportioned to the residential properties concerned.

8. Provisions of the land grant and the deed of dedication (if applicable), and of the deed of mutual covenant in respect of the Development that concern the facilities mentioned in 1 or 2 and open spaces mentioned in 3 (if any), and those parts of the land mentioned in 4 (if any)

Public Passage Area

Land Grant

Special Condition No. (5)

“(5)(a) Except with the prior written consent of the Director of Planning and in conformity with any conditions imposed by him and save for the provisions of the Public Passage Area (as defined in sub-clause (b) of this Special Condition), no building, structure, support for any building or buildings or any structure or structures, or projection shall be erected, constructed or placed on, over, above or at the ground level of the area shown coloured pink cross-hatched black on PLAN I annexed hereto (hereinafter referred to as “the Pink Cross-hatched Black Area”). For the purpose of this Special Condition, the decision of the Director of Planning as to what constitutes the ground level shall be final and binding on the Grantee.

(b) The Grantee shall –

(i) on or before 31st day of December, 2028 or such other date as may be approved by the Director, at the Grantee’s own expense and in all respects to the satisfaction of the Director lay, form, provide, construct and surface in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve, on the Pink Cross-hatched Black Area a public passage way together with such lightings and facilities as the Director at his absolute discretion shall require or approve (hereinafter referred to as “the Public Passage Area”) so that public pedestrian traffic can be carried thereon;

(ii) manage and maintain the Public Passage Area throughout the term hereby agreed to be granted at the Grantee’s own expense in good and substantial repair and in a clean and tidy condition in all respects to the satisfaction of the Director; and

(iii) at all times after fulfilment of his obligations under sub-clause (b)(i) of this Special Condition permit all members of the public for all lawful purposes free of charge without any interruption 24 hours a day to pass and repass on foot or by wheelchair over, along and through the Public Passage Area and for the purpose of effecting public access over, along, to, from and through the Public Passage Area as aforesaid, no object or material of whatsoever nature which may cause obstruction to access over, along, to, from and through the Public Passage Area shall be placed on or above the Public Passage Area. Wherein the opinion of the Director (whose opinion shall be final and binding on the Grantee), there is any object or material within the Public Passage Area which may cause obstruction to access to, over or above the Public Passage Area, the Director shall be entitled by notice in writing to call upon the Grantee, at the Grantee’s own expense and in all respects to the satisfaction of the Director, to remove or demolish within specified period such object or material and to reinstate the Public Passage Area.

(c) In the event of the non-fulfilment of any of the Grantee’s obligations under sub-clause (b) of this Special Condition (including any neglect or failure by the Grantee to comply with the notice served upon him under sub-clause (b)(iii) of this Special Condition within the period specified therein (if any)), the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum or sums equal to the cost or costs thereof, such sum or sums to be determined by the Director whose determination shall be final and binding on the Grantee.

- (d) The Grantee shall at all times permit the Government, the Director, his officers, contractors and any persons authorized by the Director, with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot for the purposes of inspecting, checking and supervising any works or obligations to be carried out in compliance with sub-clause (b) of this Special Condition and carrying out, inspecting, checking and supervising the works under sub-clause (c) of this Special Condition and for carrying out any other works or for any other purposes which the Director may consider necessary in the Pink Cross-hatched Black Area.
- (e) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of the Grantee's obligations under this Special Condition; or the exercise or non-exercise by the Government, the Director, his officers, contractors and any persons authorized by the Director of any of the rights conferred under sub-clauses (c) and (d) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (f) It is hereby expressly agreed, declared and provided that the obligation on the part of the Grantee contained in sub-clause (b)(iii) of this Special Condition arises only as a matter of contract between the Grantee and the Government and that neither the Grantee intends to dedicate nor the Government consents to any dedication of the Pink Cross-hatched Black Area to the public for the right of passage.
- (g) It is expressly agreed and declared that the contractual obligation on the part of the Grantee contained in sub-clause (b)(iii) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Grantee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.
- (h) The Public Passage Area shall not be used for any purpose other than as stipulated in sub-clause (b)(iii) of this Special Condition and in particular the Public Passage Area shall not be used for the purpose of storage.
- (i) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with anything done or omitted to be done by the Grantee in relation to the provision, management and maintenance of the Public Passage Area.
- (j) For the purposes of sub-clause (b)(ii) of this Special Condition only, the expression "Grantee" shall only mean the person entering into and executing this Agreement and his assigns of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for non-industrial (excluding private residential, godown and petrol filling station) purposes."

Deed of Mutual Covenant

Part A of Schedule 12

"“Public Passage Area” means “the Public Passage Area” referred to in Special Condition No.(5)(b)(i) of the Government Grant (which is (for identification purpose) edged with red dotted lines on the Plans), which forms part of Shop 03 of the Development and part of Shop 05 of the Development.”

"“Shop” means a non-domestic unit in the Development to which the Undivided Shares have been allocated and of which the Owner is entitled to the exclusive use, enjoyment and possession, which is for identification purpose coloured:

...

(the “Specified Areas” of that non-domestic unit in this definition) which said expression shall include:

(a) any:

...; and

(ii) such part of the Public Passage Area (in the case of Shop 03 and Shop 05)

in the Specified Areas of that non-domestic unit;”"

Paragraph 11 of Schedule 8

"11. Public Passage Area

The Owner of a Shop which includes a part of the Public Passage Area shall, in respect of that part of the Public Passage Area, at his own cost and expense comply with the terms of the Government Grant relating to the Public Passage Area (including without limitation the maintenance liability of the Public Passage Area under Special Condition No.(5)(b)(ii) of the Government Grant and to permit all members of the public for all lawful purposes free of charge without any interruption 24 hours a day to pass and repass on foot or by wheelchair over, along and through the Public Passage Area under Special Condition No.(5)(b)(iii) of the Government Grant) and shall not use such part of the Public Passage Area for any purpose other than as stipulated in the Government Grant (and in particular the Public Passage Area shall not be used for the purpose of storage)."

Deed of Dedication

Not Applicable.

AMR Outstations

Land Grant

Special Condition No. (44)

- “(44)(a) The Grantee shall on or before 31st day of December, 2028 or such other date as may be approved by the Director, at the Grantee’s own expense and in all respects to the satisfaction of the Water Authority (as defined in the Waterworks Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as “Waterworks Ordinance”)) provide and install an outstation or outstations together with facilities and associated equipment as may be required by the Water Authority at its sole discretion on the lot or any part thereof or within any building or buildings erected or to be erected thereon for automatic meter reading for fresh water supplies (such outstation or outstations together with the facilities and associated equipment as aforesaid are hereinafter collectively referred to as “the AMR Outstations”) in accordance with the approved AMR Outstation Proposals referred to in sub-clause (b) of this Special Condition and the Waterworks Ordinance.
- (b) The Grantee shall at his own expense and in all respects to the satisfaction of the Water Authority submit or cause to be submitted to the Water Authority for its approval in writing proposals for the provision and installation of the AMR Outstations (hereinafter referred to as “the AMR Outstation Proposals”), containing, among others, such information and particulars as the Water Authority at its sole discretion may require, including but not limited to:
- (i) a layout plan showing the locations of the AMR Outstations;
 - (ii) details of the design, layout and equipment for building up the AMR Outstations; and
 - (iii) details of the area or space designated or to be designated for accommodating the AMR Outstations and facilitating inspection and maintenance thereof (“the said area or space as approved by the Water Authority is hereinafter referred to as “the Area or Space”).
- (c) No provision or installation works of the AMR Outstations shall be commenced on the lot until the AMR Outstation Proposals shall have been approved in writing by the Water Authority under sub-clause (b) of this Special Condition. The AMR Outstations provided and installed in accordance with the AMR Outstation Proposals approved under sub-clause (b) of this Special Condition are hereinafter referred to as “the Approved AMR Outstations”.
- (d) The Grantee shall at his own expense and in all respects to the satisfaction of the Water Authority, operate, maintain and repair the Approved AMR Outstations in good repair and operational condition until the Approved AMR Outstations shall have been delivered up to the Water Authority in accordance with sub-clause (g) of this Special Condition.
- (e) No structure, object or material of whatsoever nature which may prevent or disrupt the inspection, checking, operation, maintenance, repair, renewal, demolition, removal, replacement and re-provisioning of the Approved AMR Outstations shall be erected or placed on, over, above, under, below or within the Area or Space. Where in the opinion of the Water Authority (whose opinion shall be final and binding on the Grantee), there are structures, objects or materials erected or placed on, over, above, under, below or within the Area or Space which may prevent or disrupt the inspection, checking, operation, maintenance, repair, renewal, demolition, removal, replacement or re-provisioning of the Approved AMR Outstations, the Water Authority shall be entitled by notice in writing to call upon the Grantee, at the Grantee’s own expense and in all respects to the satisfaction of the Water Authority, to demolish or remove such structures, objects or materials and to reinstate the Area or Space within such period as specified in the notice.

- (f) In the event of non-fulfilment of any of the Grantee’s obligations under sub-clauses (a), (d) or (e) of this Special Condition, the Water Authority may carry out the necessary works at the cost of the Grantee who shall pay to the Water Authority on demand a sum equal to the cost thereof, such sum to be determined by the Water Authority whose determination shall be final and binding on the Grantee.
- (g) The Approved AMR Outstations or any of them as required shall be delivered up to the Water Authority by the Grantee on demand on such date as specified by the Water Authority in writing, and in any event shall be deemed to have been delivered up to the Water Authority by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.
- (h) The Grantee shall at all times throughout the term hereby agreed to be granted permit the Water Authority, its officers, contractors, agents, its or their workmen and any persons authorized by the Water Authority with or without tools, equipment, plant, machinery or motor vehicles free of charge to have the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building or buildings erected or to be erected thereon for the purposes of:
- (i) inspecting, checking and supervising any works required to be carried out by the Grantee under sub-clauses (a), (d) and (e) of this Special Condition;
 - (ii) carrying out any works under sub-clause (f) of this Special Condition; and
 - (iii) inspecting, checking, operating, maintaining, repairing, renewing, demolishing, removing, replacing and re-provisioning the Approved AMR Outstations or any of them after they shall have been delivered up to the Water Authority in accordance with sub-clause (g) of this Special Condition and any other works which the Water Authority may consider necessary.
- (i) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee’s obligations under sub-clauses (a), (d) and (e) of this Special Condition; or the exercise or non-exercise by the Water Authority, its officers, contractors, agents, its or their workmen or any persons authorized by the Water Authority of any of the rights conferred under sub-clauses (f) and (h) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (j) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee’s obligations under sub-clauses (a), (d) and (e) of this Special Condition; or the exercise or non-exercise by the Water Authority, its officers, contractors, agents, its or their workmen or any persons authorized by the Water Authority of any of the rights conferred under sub-clauses (f) and (h) of this Special Condition.”

Deed of Mutual Covenant

Not Applicable.

Deed of Dedication

Not Applicable.

17 | INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

1. 對根據批地文件規定須興建並提供予政府或供公眾使用的任何設施的描述

- A. 承授人須在批地文件所夾附圖則I以粉紅色加黑色交叉線顯示的範圍的地面(「粉紅色加黑色交叉線範圍」)鋪設、平整、提供、建造和鋪築表面一條公眾通道，連同地政總署署長(「署長」)全權酌情要求或批准的照明裝置及設施(「公眾通道區」)。
- B. 承授人須在該地段或其任何部分或其上任何建築物內提供及安裝外站連同設施及相關設備，以供淡水供應自動讀錶之用。

2. 對根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施的描述

不適用。

備註：住宅物業的擁有人不須管理及維持公眾通道區。見下文特別條款第(5)(j)條。

3. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小

不適用。

4. 發展項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部分的描述

不適用。

5. 顯示第1及2段所提及之設施、第3段所提及之休憩用地(如有)及第4段所提及之土地中的該等部分(如有)之圖則

見本節內之圖則。

6. 公眾之使用權

就上文第 1、2、3 及 4 段所提及供公眾使用的任何該等設施及休憩用地，及該土地中的該等部分，公眾有權按照批地文件或撥出私人地方供公眾使用的契據(視屬何情況而定)使用該等設施或休憩用地，或該土地中的該等部分。

7. 管理、營運及維持

第2段所提及之設施、第3段所提及之休憩用地(如有)按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持。該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施或休憩用地(如有)的部分開支。

8. 批地文件、撥出私人地方供公眾使用的契據(如有)及發展項目公契中關於第1及2段所提及之設施、第3段所提及之休憩用地(如有)及第4段所提及之土地中的該等部分(如有)的條文

公眾通道區

批地文件

特別條款第(5)條

“(5)(a) 除得到規劃署署長事先書面同意外，並符合其施加之任何條件，惟公眾通道區(定義見本特別條款第(b)分條)之條文除外，不得在本文件所夾附圖則I以粉紅色加黑色交叉線顯示的範圍的地面(下稱「粉紅色加黑色交叉線範圍」)之上建立、興建或放置任何建築物或構築物，或任何建築物或構築物或突出物的支撐物。就本特別條款而言，規劃署署長對於甚麼構成地面而作出的決定，均是最終的並對承授人有約束力。

(b) 承授人應 —

- (i) 自費於2028年12月31日或之前或署長批准的其他日期，以署長批准的方式、物料、標準、水平、走線和設計，在粉紅色加黑色交叉線範圍鋪設、平整、提供、建造和鋪築表面一條公眾通道，連同署長全權酌情要求或批准的照明裝置及設施(下稱「公眾通道區」)，以便公眾行人可在該處通行，以全面令署長滿意；
- (ii) 承批人應在本文件協定的整個批租年期內自費管理及維修公眾通道區，以保持其修繕及狀況良好且清潔整齊，全面令署長滿意；及
- (iii) 於履行本特別條款第(b)(i)分條後的任何時間，承授人應允許公眾每天二十四小時免費及暢通無阻地步行或乘坐輪椅通行、往返、通過、行經及穿過公眾通道區，以作任何合法用途。為使公眾可通過、行經、往返及穿過上述公眾通道區，該公眾通道區不得放置任何不論性質的物件或物料，以致阻礙任何人士通過、行經、往返及穿過上述公眾通道區。如署長認為(其意見是最終的並對承授人有約束力)有任何物件阻礙他人進入或通過公眾通道區，署長有權以書面通知承授人，而承授人需自費在指定的期限內，清除和拆卸此等物件或物料，並且恢復公眾通道的原貌，全面令署長滿意。
- (c) 如承授人不履行本特別條款第(b)分條所訂的承授人責任(包括疏忽或並未於根據本特別條款第(b)(iii)分條向其送達的通知所列明的期限內履行相關規定(如有))，政府可執行必要的工程，費用由承授人承擔。承授人須在接獲通知時向政府支付相等工程費用的款項，金額由署長釐定，其決定是最終的並對承授人有約束力。
- (d) 承授人應在所有合理時間允許政府、署長、其人員、承辦商及任何經署長授權的人士，不論是否備有工具、設備、裝置、機器或汽車，有權自由及不受限制免費進出、返回及通過該地段，以便檢查、檢驗及監督位於根據本特別條款第(b)分條進行的任何工程或責任，以及進行、檢查、檢驗及監督根據本特別條款第(c)分條指定的工程，或進行署長視為於粉紅色加黑色交叉線範圍必要的任何工程或其他目的。
- (e) 就對承授人或任何其他人士造成或承授人或任何其他人士蒙受的任何損失、損壞、滋擾或干擾，不論是否因承授人履行或不履行本特別條款所訂的承授人責任；或因政府、署長、其人員、承辦商及經署長授權人士行使本特別條款第(c)及(d)分條等所載的權利而直接或間接引起或與之相關或附帶的，政府概不承擔任何義務或責任，承授人亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

- (f) 現明確協定、聲明及規定，本特別條款第(b)(iii)分條訂明承授人須承擔的責任純粹為承授人與政府之間的合約協定，而承授人並無意向劃定而政府亦無同意劃定粉紅色加黑色交叉線範圍或其任何部分供公眾作通道。
- (g) 現明確協定及聲明，不可鑒於本特別條款第(b)(iii)分條訂明承授人須承擔的合約責任而預期或申索任何關於額外上蓋面積或地積比率的寬免或權利，不論是否根據《建築物(規劃)規例》第22(1)條、其任何修訂條文或取代條文等亦然。為免存疑，承授人現明確放棄任何及所有關乎《建築物(規劃)規例》第22(1)條、其任何修訂條文或取代條文所訂額外上蓋面積或地積比率之寬免的申索或相關權利。
- (h) 公眾通道區不得用作按本特別條款第(b)(iii)分條列明之外的其他用途，尤其不得用作存放用途。
- (i) 承授人須就直接或間接因其就提供、管理及維修公眾通道區而作出或遺漏作出之事項而起或與之有關之任何形式之責任、申索、損失、損害賠償、開支、費用、成本、索求、法律行動或其他程序彌償政府及使其維持獲彌償。
- (j) 僅就本特別條款第(b)(ii)分條而言，「承授人」一詞僅指訂立及執行本文件之人士及其於該地段已或擬建作非工業(不包括私人住宅、倉庫及加油站)用途之建築物或其部分或多個部分之受讓人。”

公契

附表12第A部

“「公眾通道區」指批地文件特別條款第(5)(b)(i)條提述的「公眾通道區」（為識別目的，該區域在圖則中以紅色虛綫標示），其構成發展項目商鋪03的一部分及商鋪05的一部分。”

“「商鋪」指發展項目中已分配不可分割份數、且業主有權獨有使用、享用及管有的非住宅單位，為識別目的，以顏色標示：

……

(即本定義中該非住宅單位的「指定範圍」)，該表述包括：

(a) 任何該非住宅單位指定範圍內的：

……；及

(ii)（就商鋪03及商鋪05而言）公眾通道區部分；”

附表8第11段

“11. 公眾通道區

擁有部分公眾通道區的商鋪業主，就該部分公眾通道區須自費遵守有關公眾通道區批地文件條款（包括但不限於，根據批地文件特別條款第(5)(b)(ii)條承擔的公眾通道區維修責任）；及根據批地文件特別條款第(5)(b)(iii)條須允許公眾每天二十四小時免費及暢通無阻地步行或乘坐輪椅通行、往返、通過、行經及穿過該公眾通道區，以作任何合法用途，且不得將該部分公眾通道區用於批地文件規定以外的任何用途（尤其禁止將公眾通道區用作存儲用途）。”

撥出私人地方供公眾使用的契據

不適用。

自動讀表分站

批地文件

特別條款第(44)條

“(44)(a) 承授人須於2028年12月31日或之前或經署長批准的其他期限內，自費並致使水務監督(根據《水務設施條例》、其任何附屬規例及任何修訂法例定義(下稱「水務設施條例」))在各方面滿意在該地段或其任何部分或其上已或將建的任何建築物內按本特別條款第(b)分條所述的經批准的自動讀表分站建議及《水務設施條例》提供和安裝一個或多個食水供應自動讀表分站及水務監督全權酌情可能要求的設施和相關設備(該等分站連同上述設施和相關設備以下統稱「自動讀表分站」)。

(b) 承授人應自費並致使水務監督在各方面滿意，向水務監督提交或安排提交有關自動讀表分站的供應和安裝的書面建議(下稱「自動讀表分站建議」)，以供其批准，其中包含水務監督全權酌情可能要求的信息和詳情，包括但不限於：

(i) 顯示自動讀表分站位置的佈局圖；

(ii) 建立自動讀表分站的設計、佈局和設備詳情；及

(iii) 指定或將指定用於容納自動讀表分站並便於檢查和維護的區域或空間的詳細信息(「經水務監督批准的該區域或空間下稱「該區域或空間」)。

(c) 在水務監督根據本特別條款第(b)分條書面批准自動讀表分站建議之前，不得在該地段開始自動讀表分站的供應或安裝工程。根據本特別條款第(b)分條批准的自動讀表分站建議提供及安裝的自動讀表分站下稱「核准的自動讀表分站」。

(d) 承授人應自費並在各方面令水務監督滿意的情況下，運營、維護和修理核准的自動讀表分處於良好維修和運行狀態，直至核准的自動讀表分站根據本特別條款第(g)分條交付給水務監督。

(e) 不得在該區域或空間的上方、下方或內部搭建或安置的任何構築物、物體或材料，以致可能妨礙或干擾視查、檢查、操作、維護、修理、更新、拆除、拆除、更換及重置核准的自動讀表分站。如果水務監督認為(其意見為最終並對承授人有約束力)，在該區域或空間的上方、下方或內部搭建或安置的構築物、物體或材料可能會妨礙或干擾核准的自動讀表分站的視查、檢查、操作、維護、修理、更新、拆除、移除、更換或重置，水務監督有權以書面形式通知要求承授人自行承擔費用並在各方面令水務監督滿意的情況下拆除或移除上述構築物、物體或材料，並在通知規定的期限內恢復該區域或空間。

(f) 如果承授人未履行任何本特別條款第(a)、(d)或(e)分條規定的義務，水務監督可進行必要的工程，惟費用由承授人支付，就此承授人須應水務監督要求向水務監督繳付一筆款項，數額等於上述工程之費用，該數額由水務監督釐定，此決定為最終決定並對承授人具約束力。

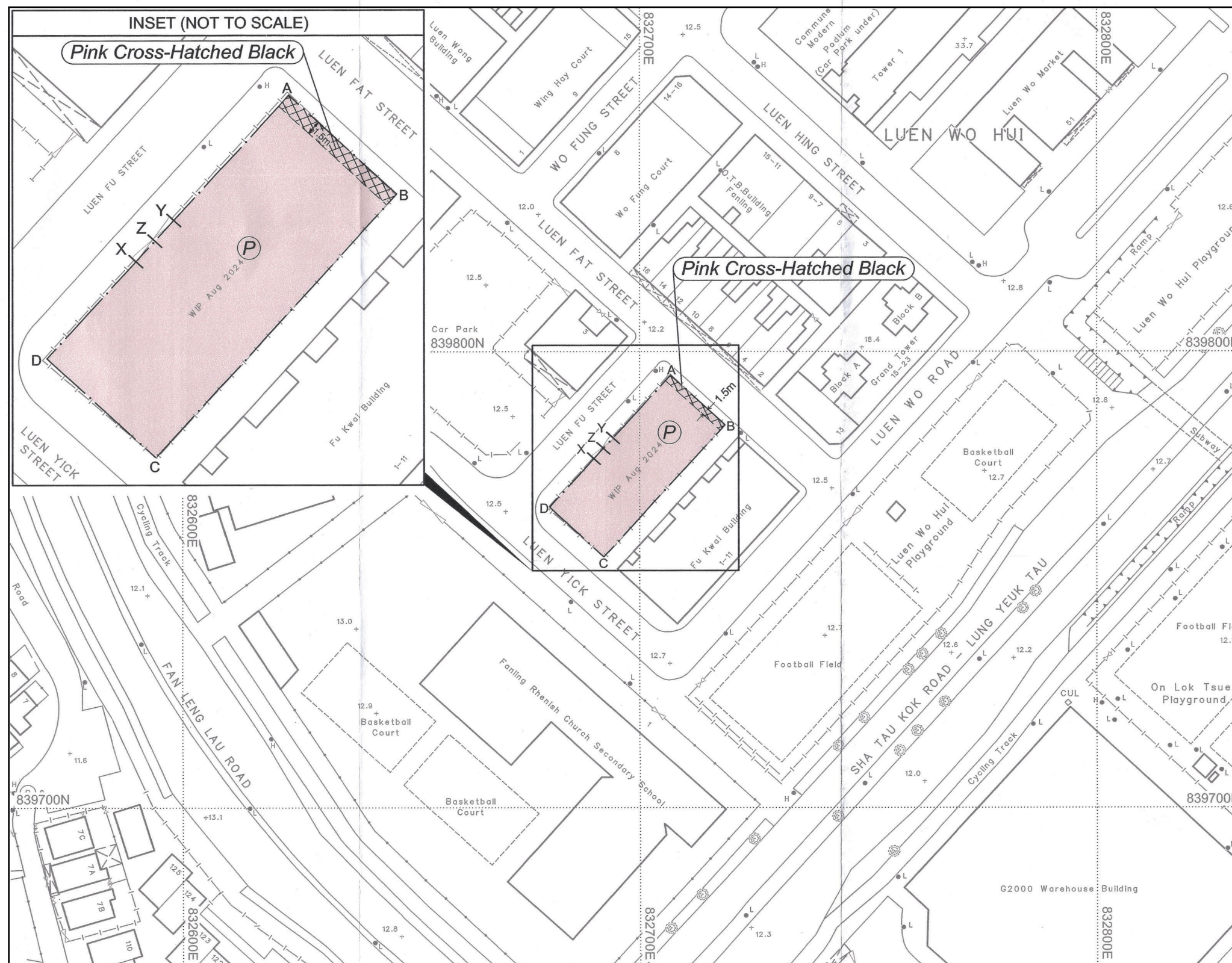
- (g) 核准的自動讀表分站或其任何要求的分站應由承授人在水務監督書面指定的日期交付給水務監督，並且在任何情況下於署長發來信函之日，表明該條件已得到遵守，令其滿意，應被視為已交付給水務監督。
- (h) 承授人須在整個批租年期內允許水務監督、其官員、承辦商、代理人、他們的工人以及水務監督授權的任何人員，不論是否備有工具、設備、裝置、機器或汽車，有權自由及不受限制免費進出、返回及通過該地段或其任何部分與該地段已或將會建的建築物或其任何部分、旨在：
 - (i) 視查、檢查和監督承授人根據本特別條款第(a)、(d) 及(e)分條要求進行的任何工程；
 - (ii) 進行本特別條款第(f) 分條下的任何工程；及
 - (iii) 在按照本特別條款第(g)分條將核准的自動讀表分站或其任何核准的自動讀表分站交付給水務監督後，視查、檢查、 操作、維護、修理、更新、拆除、移除、更換或重置核准的自動讀表分站或其任何核准的自動讀表分站，以及水務監督認為有必要進行的任何其他工程。
- (i) 就任何對承授人或任何其他人所造成或承授人或任何其他入蒙受的損失、損壞、滋擾或干擾，不論是否因承授人履行或未能履行本特別條款第(a)、(d)及(e) 分條之責任；或水務監督、其官員、承辦商、代理人、他們的工人或水務監督授權的任何人員行使或不行使任何本特別條款第(f)及(h) 分條所賦予的權利或其他權利，政府概不承擔任何義務或責任，承授人亦不得向政府就該等損失、損壞、滋擾或干擾提出任何申索。
- (j) 承授人須就不論是否因承授人履行或未能履行本特別條款第(a)、(d)及(e) 分條之責任；或水務監督、其官員、承辦商、代理人、他們的工人或水務監督授權的任何人員行使或不行使任何本特別條款第(f)及(h) 分條所賦予的權利而直接或間接引起或附帶的任何形式之責任、申索、損失、損害賠償、費用、開支、成本、索求、法律行動或其他程序彌償政府及使其維持獲彌償。”

公契

不適用。

撥出私人地方供公眾使用的契據

不適用。

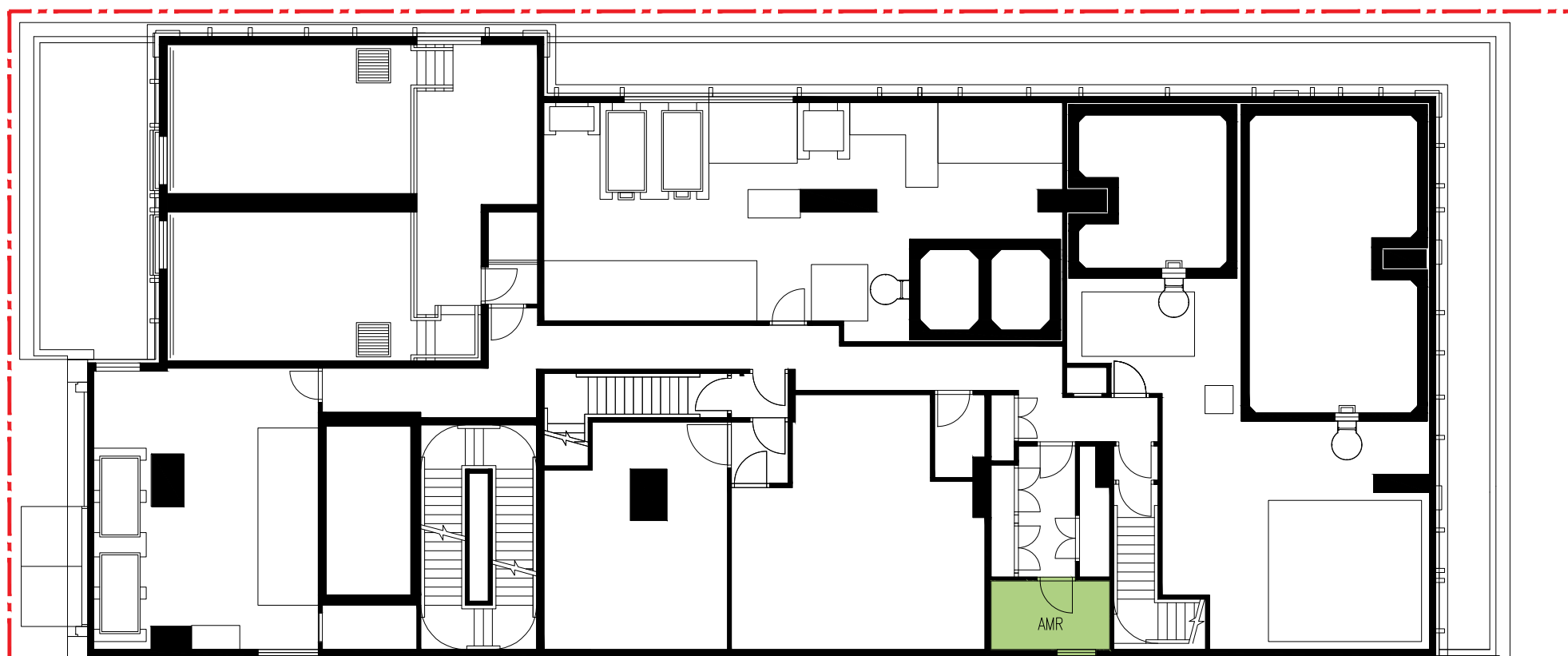


Note:

The plan above is reproduced from Plan I annexed to the Land Grant for showing the location of the Public Passage Area and the Pink Cross-hatched Black Area only. Other matters shown in this plan may not reflect their latest conditions.

備註：

上圖擷取自批地文件附圖I，僅作顯示「公眾通道區」及「粉紅色加黑色交叉線範圍」的位置，圖中所示之其他事項未必能反映其最新狀況。



1/F
1 樓

--- Boundary line of the Development
發展項目的界線

Automatic Meter Reading (AMR) Room
自動讀錶房

Scale 比例 : 0 5M (米)

Note:
The plan above is for showing the location of the AMR Outstations only. Other matters shown in this plan may not reflect their latest conditions.

備註：
上圖僅作顯示「自動讀表分站」的位置，圖中所示之其他事項未必能反映其最新狀況。

18 | WARNING TO PURCHASERS

對買方的警告

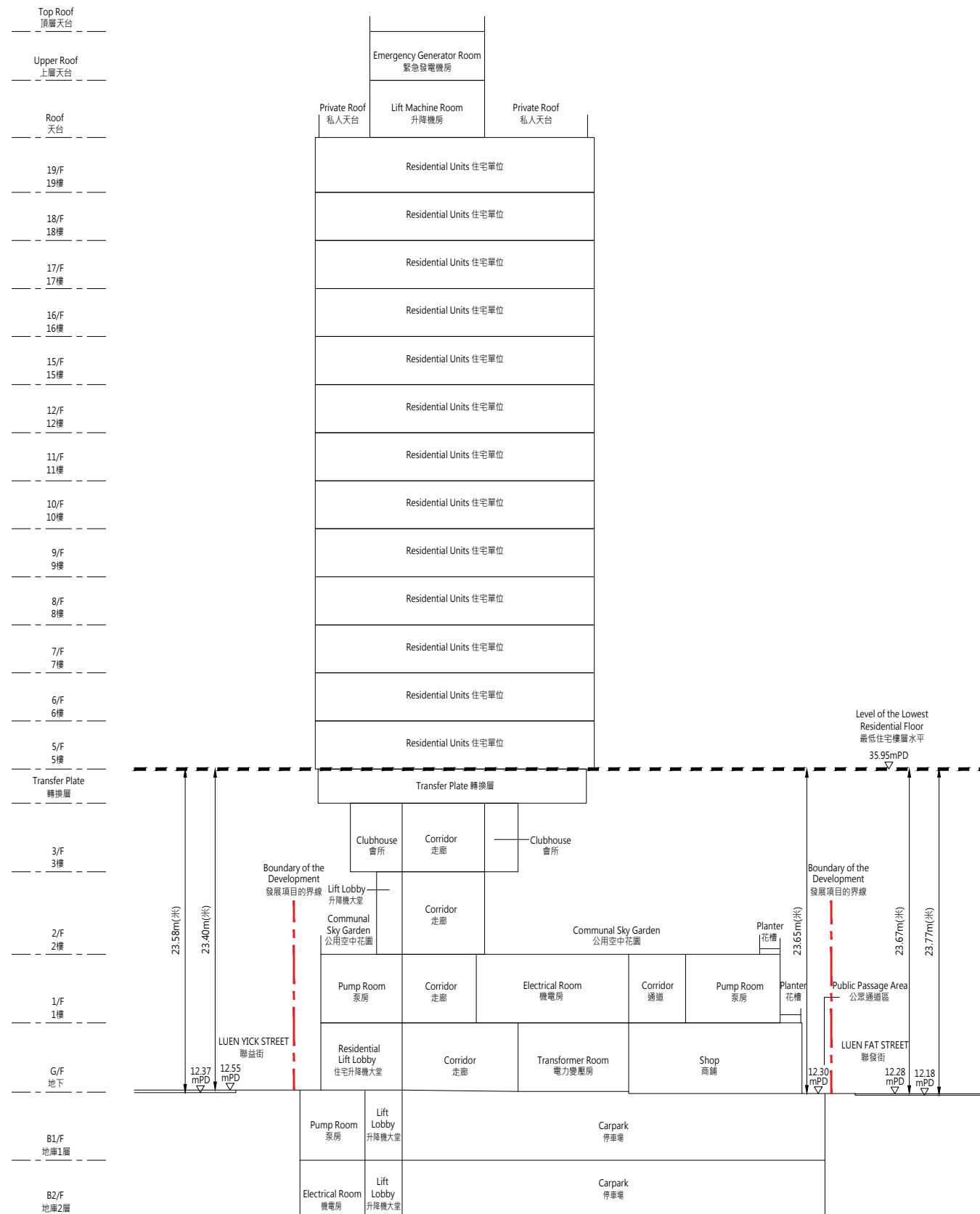
- | | |
|--|---|
| <p>a) The purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.</p> <p>b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.</p> <p>c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:</p> <ul style="list-style-type: none">(i) that firm may not be able to protect the purchaser's interests; and(ii) the purchaser may have to instruct a separate firm of solicitors. <p>d) In the case of paragraph (c)(ii) above, the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.</p> | <p>a) 謹此建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。</p> <p>b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。</p> <p>c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：</p> <ul style="list-style-type: none">(i) 該律師事務所可能不能夠保障買方的利益；及(ii) 買方可能要聘用一間獨立的律師事務所。 <p>d) 如屬上述(c)(ii)段的情況，買方須支付的律師費用總數，可能高於買方自一開始即聘用一間獨立的律師事務所便須支付的費用。</p> |
|--|---|

19 | CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

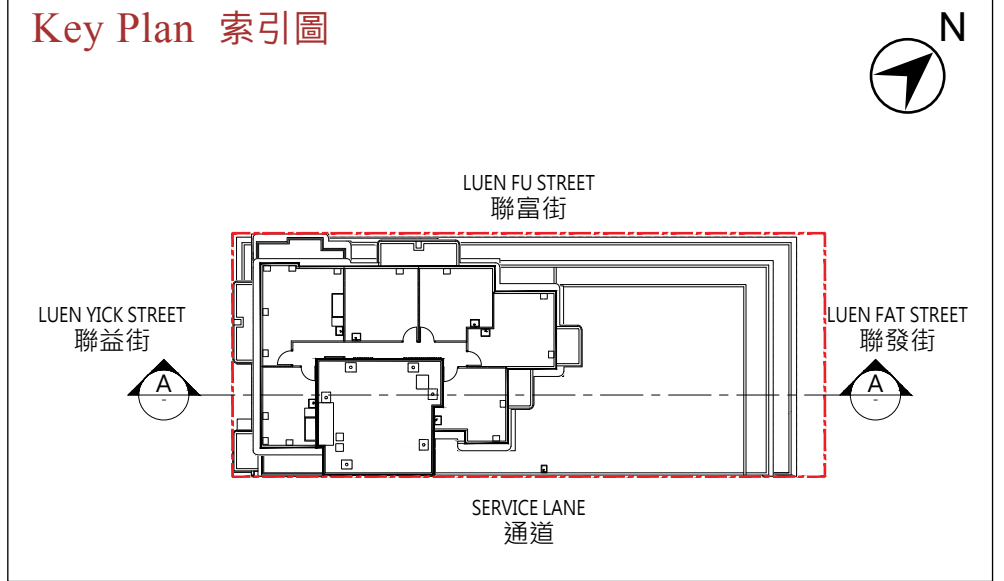
發展項目中的建築物的橫截面圖

CROSS SECTION PLAN A-A

橫截面圖 A-A



Key Plan 索引圖



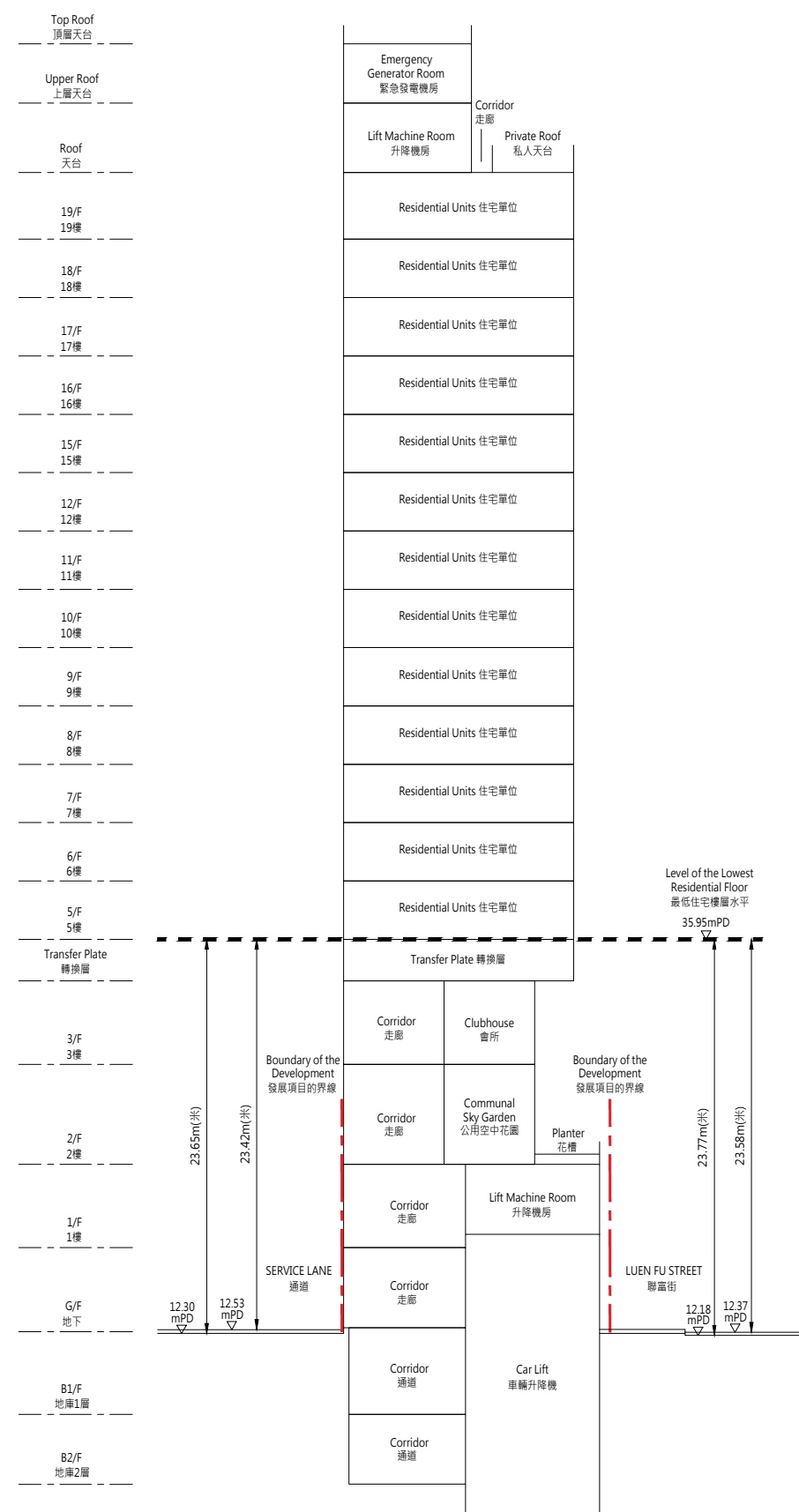
- Boundary line of the Development
發展項目的界線
- Dotted line denotes the level of the lowest residential floor.
虛線為最低住宅樓層水平。
- Denotes height (in metres) above the Hong Kong Principal Datum (mPD).
代表香港主水平基準以上的高度(米)。

- The part of Luen Fat Street adjacent to the building is 12.18 metres to 12.28 metres above Hong Kong Principal Datum.
毗連建築物的一段聯發街為香港主水平基準以上12.18米至12.28米。
- The part of Luen Yick Street adjacent to the building is 12.37 metres to 12.55 metres above Hong Kong Principal Datum.
毗連建築物的一段聯益街為香港主水平基準以上12.37米至12.55米。
- The part of Public Passage Area adjacent to the building is 12.30 metres above Hong Kong Principal Datum.
毗連建築物的公眾通道區為香港主水平基準以上12.30米。

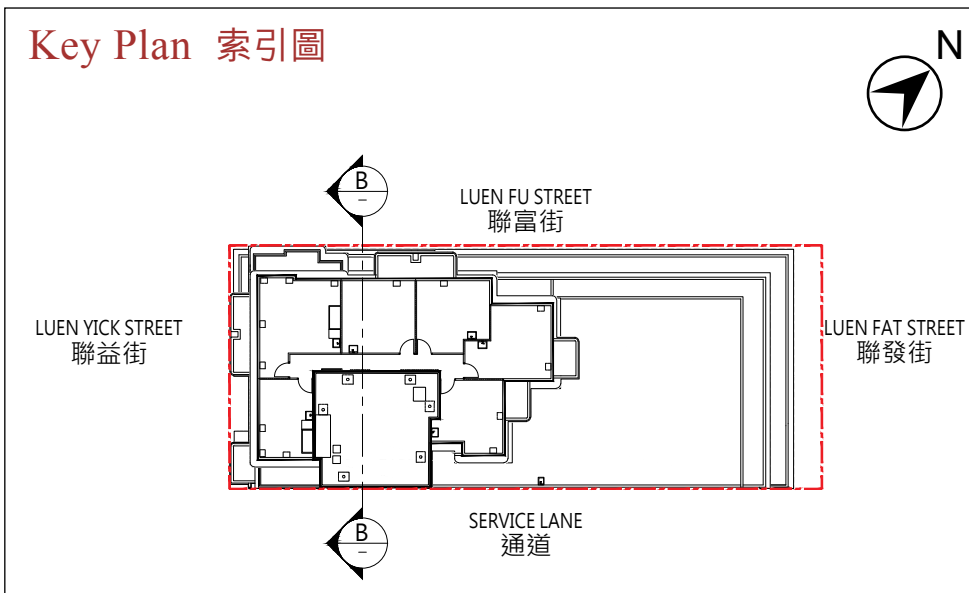
19 | CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT 發展項目中的建築物的橫截面圖

CROSS SECTION PLAN B-B

橫截面圖 B-B



Key Plan 索引圖

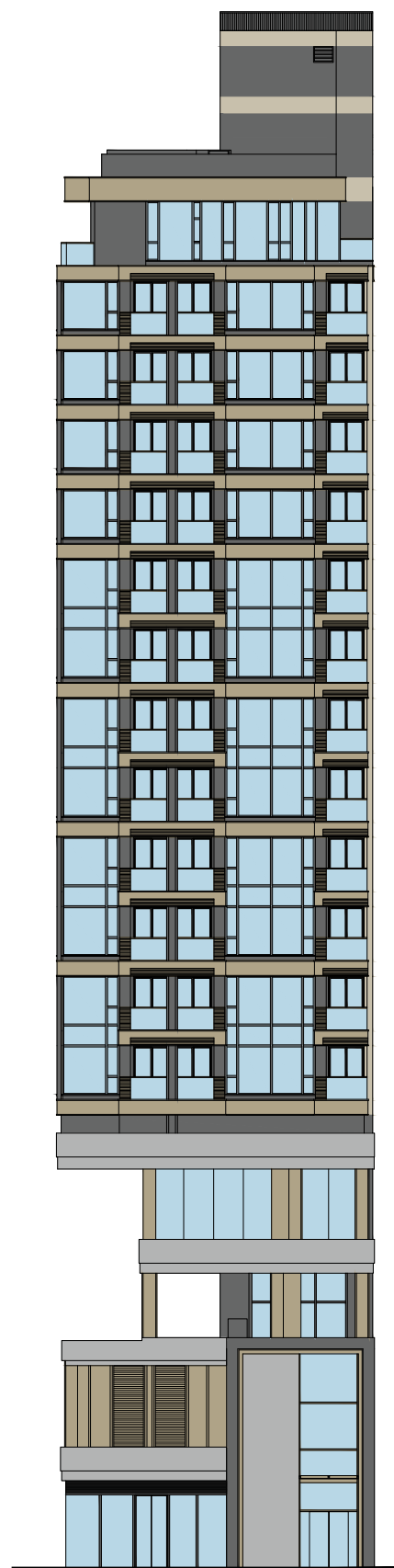


- Boundary line of the Development
發展項目的界線
- - - Dotted line denotes the level of the lowest residential floor.
虛線為最低住宅樓層水平。
- ▽ Denotes height (in metres) above the Hong Kong Principal Datum (mPD).
代表香港主水平基準以上的高度(米)。

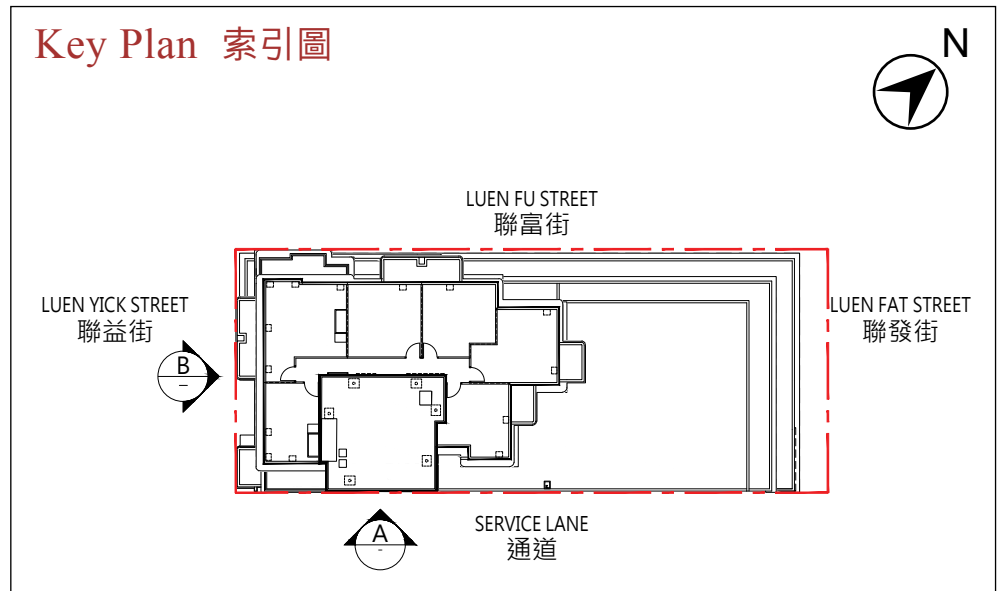
- The part of Luen Fu Street adjacent to the building is 12.18 metres to 12.37 metres above Hong Kong Principal Datum.
毗連建築物的一段聯富街為香港主水平基準以上12.18米至12.37米。
- The part of service lane adjacent to the building is 12.30 metres to 12.53 metres above Hong Kong Principal Datum.
毗連建築物的一段通道為香港主水平基準以上12.30米至12.53米。



ELEVATION PLAN A
立面圖 A



ELEVATION PLAN B
立面圖 B



--- Boundary line of the Development
發展項目的界線

The Authorized Person for the Development certified that the elevations shown on this elevation plan:

1. are prepared on the basis of the approved building plans for the Development as of 2 September 2025; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2025年9月2日的情況為準的發展項目的經批准的建築圖則為基擬擬備；及
2. 大致上與發展項目的外觀一致。

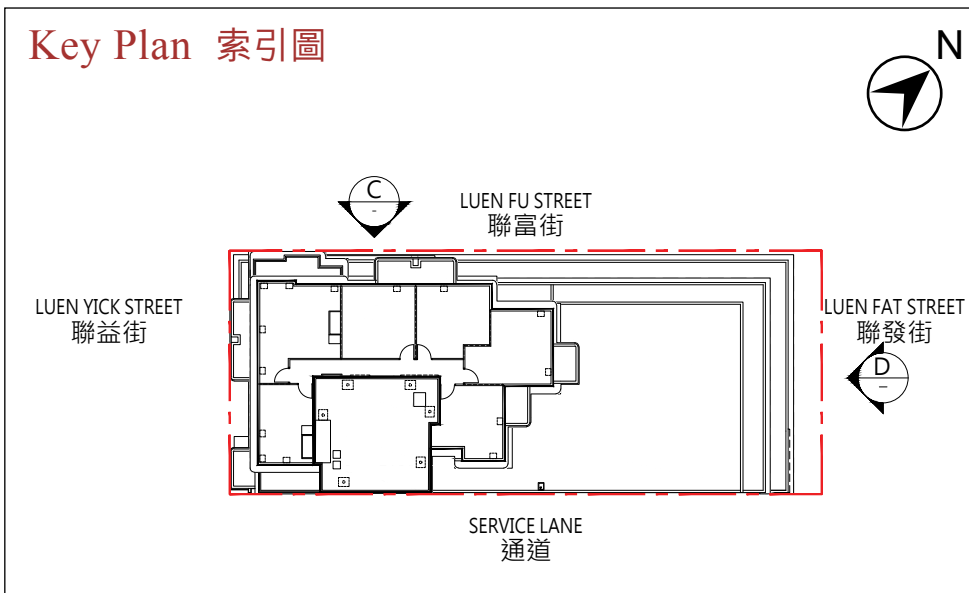


ELEVATION PLAN C
立面圖 C



ELEVATION PLAN D
立面圖 D

Key Plan 索引圖



--- Boundary line of the Development
發展項目的界線

The Authorized Person for the Development certified that the elevations shown on this elevation plan:

1. are prepared on the basis of the approved building plans for the Development as of 2 September 2025; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2025年9月2日的情況為準的發展項目的經批准的建築圖則為基擬擬備；及
2. 大致上與發展項目的外觀一致。

21

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT
發展項目中的公用設施的資料

Category of Common Facilities 公用設施的類別		Covered Area 有蓋範圍	Uncovered Area 無蓋範圍	Total Area 總面積
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	Area (sq.ft.) 面積 (平方呎)	1,083	N/A 不適用	1,083
	Area (sq.m.) 面積 (平方米)	100.587		100.587
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或其他名稱)	Area (sq.ft.) 面積 (平方呎)	N/A 不適用	N/A 不適用	N/A 不適用
	Area (sq.m.) 面積 (平方米)			
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	Area (sq.ft.) 面積 (平方呎)	1,879	2,674	4,553
	Area (sq.m.) 面積 (平方米)	174.564	248.377	422.941

Note:

Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer, which may be slightly different from the area presented in square metres.

備註：

以平方呎顯示的面積以1平方米=10.764平方呎換算，並四捨五入至整數，有可能以平方米表達之面積有些微差異。

22

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT
閱覽圖則及公契

1.

A copy of the outline zoning plan relating to the Development is available at www.ozp.tpb.gov.hk.
2.

A copy of the latest draft of every deed of mutual covenant as at the date on which the specified residential properties are offered to be sold is available for inspection at the place at which the specified residential properties are offered to be sold.
3.

The inspection is free of charge.
1.

備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。
2.

指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿存放在指明住宅物業的售樓處，以供閱覽。
3.

無須為閱覽付費。

1. EXTERIOR FINISHES				
Item			Description	
(a)	External Wall	Type of finishes	Podium	Glass, natural stone, tiles, external paint, aluminium cladding, aluminium louvre
			Residential Tower	Curtain wall, tiles, external paint, aluminium cladding, aluminium louvre
(b)	Window	Material of frame	Fluorocarbon coated aluminium frame	
		Material of glass	Living Room and Dining Room	Insulated Glazing Unit (IGU) with low-e coating glass
			Bedroom	Insulated Glazing Unit (IGU) with low-e coating glass
			Bathroom (if window is provided)	Acid-etched glass
(c)	Bay Window	Material of bay window	Not Applicable	
		Finishes of window sill	Not Applicable	
(d)	Planter	Type of finishes	Not Applicable	
(e)	Verandah or Balcony	Type of finishes of Balcony	Balustrade	Laminated glass balustrade with aluminium capping
			Floor	Tiles and outdoor recycled plastic wood deck
			Wall	Aluminium cladding and tiles
			Ceiling:	Aluminium cladding
		Whether the Balcony is covered	Balcony is Covered	
		Verandah	No Verandah is provided	
(f)	Drying facilities for clothing	Type and material	Not Applicable	

Note:
4/F, 13/F & 14/F are omitted.

1. 外部裝修物料				
細項			描述	
(a)	外牆	裝修物料的類型	基座	玻璃、天然石材、瓷磚、外牆漆、鋁質覆蓋層板及鋁質百葉
			住宅大樓	幕牆、瓷磚、外牆漆、鋁質覆蓋層板及鋁質百葉
(b)	窗	框的用料	氟化碳噴塗層鋁質框	
		玻璃的用料	客廳及飯廳	雙層中空低輻射鍍膜玻璃
			睡房	雙層中空低輻射鍍膜玻璃
			浴室(如有窗)	酸洗玻璃
(c)	窗台	窗台的用料	不適用	
		窗台板的裝修物料	不適用	
(d)	花槽	裝修物料的類型	不適用	
(e)	陽台或露台	露台裝修物料的類型	欄杆	夾膠玻璃欄杆配鋁質頂𠵼
			地板	瓷磚及戶外環保塑木地板
			牆壁	鋁質覆蓋層板及瓷磚
			天花板	鋁質覆蓋層板
		露台是否有蓋	露台有蓋	
		陽台	沒有陽台	
(f)	乾衣設施	類型及用料	不適用	

備註：
不設4樓、13樓及14樓。

2. INTERIOR FINISHES						
Item			Description			
			Type of wall finishes		Type of floor finishes	Type of ceiling finishes
(a)	Lobby	Lift Lobby on B1/F and B2/F, Fireman's Lift Lobby on 2/F and 3/F and Fireman's Lift Lobby on residential floors	Tile finish, metal finish, plastic laminate finish, timber veneer finish and glass on the exposed surface		Porcelain tiles on the exposed surface	Metal trim and gypsum board false ceiling with emulsion paint on exposed surface
		Residential Lobby (Fireman's Lift Lobby) on G/F	Tile finish, metal finish, plastic laminate finish, timber veneer finish, glass and fabric on the exposed surface			
			Type of wall finishes		Type of ceiling finishes	
(b)	Internal Wall and Ceiling	Living Room and Dining Room	Emulsion paint on the exposed surface (exposed wall surface behind cabinets finished with emulsion paint) and metal		Emulsion paint on the exposed surface Gypsum board false ceiling and bulkhead finished with emulsion paint	
		Bedroom	Emulsion paint on the exposed surface		Emulsion paint on the exposed surface	
			Material of floor		Material of skirting	
(c)	Internal floor	Living Room and Dining Room	Porcelain tiles on the exposed surface		Engineered timber skirting	
		Bedroom	Porcelain tiles on the exposed surface		Engineered timber skirting	
			Wall		Floor	Ceiling
(d)	Bathroom	(i) Type of finishes	Porcelain tiles on exposed surface		Porcelain tiles and reconstituted stone on exposed surface	Metal trim and gypsum board false ceiling with emulsion paint on exposed surface
		(ii) Whether the wall finishes run up to the ceiling	Wall finishes run up to false ceiling			
			Wall	Floor	Ceiling	Cooking Bench
(e)	Kitchen	(i) Type of finishes	Glass panel and metal on exposed surface (exposed wall surface behind kitchen floor cabinet finished with tiles)	Porcelain tiles on exposed surface	Gypsum board false ceiling with emulsion paint on exposed surface	Solid surfacing
		(ii) Whether the wall finishes run up to the ceiling	Wall finishes run up to false ceiling			

4/F, 13/F & 14/F are omitted.

2. 室內裝修物料						
細項			描述			
			牆壁的裝修物料的類型		地板的裝修物料 的類型	天花板的裝修 物料的類型
(a)	大堂	地庫1層及地庫2層升降機大堂、2樓及3樓消防員升降機大堂及住宅樓層消防員升降機大堂	外露表面設有瓷磚飾面、金屬飾面、膠板飾面、木皮飾面及玻璃		外露表面設有高溫瓷質磚	外露表面設有金屬條及石膏板假天花髹乳膠漆
		地下住宅大堂(消防員升降機大堂)	外露表面設有瓷磚飾面、金屬飾面、膠板飾面、木皮飾面、玻璃及布料			
			牆壁的裝修物料的類型		天花板的裝修物料的類型	
(b)	內牆及天花板	客廳及飯廳	外露表面髹乳膠漆(櫃背外露牆壁髹乳膠漆)及金屬		外露表面髹乳膠漆、石膏板假天花及假陣髹乳膠漆	
		睡房	外露表面髹乳膠漆		外露表面髹乳膠漆	
			地板的用料		牆腳線的用料	
(c)	內部地板	客廳及飯廳	外露表面設有高溫瓷質磚		複合木牆腳線	
		睡房	外露表面設有高溫瓷質磚		複合木牆腳線	
			牆壁		地板	天花板
(d)	浴室	(i) 裝修物料的類型	外露表面設有高溫瓷質磚		外露表面設有高溫瓷質磚及人造石	外露表面設有金屬條及石膏板假天花髹乳膠漆
		(ii) 牆壁的裝修物料是否鋪至天花板	牆壁的裝修物料鋪至假天花			
			牆壁	地板	天花板	灶台
(e)	廚房	(i) 裝修物料的類型	外露表面設有玻璃面板及金屬(廚房地櫃後的外露牆壁表面設有瓷磚)	外露表面設有高溫瓷質磚	外露表面設有石膏板假天花髹乳膠漆	實心面材
		(ii) 牆壁的裝修物料是否鋪至天花板	牆壁的裝修物料鋪砌至假天花			

不設4樓、13樓及14樓。

3. INTERIOR FITTINGS					
Item			Description		
			Material	Finishes	Accessories
(a)	Doors	Main entrance door	Solid core timber door	Timber veneer finish	Lockset with handle, door closer, door stopper and door viewer
		Balcony and Utility Platform door	Aluminium framed glass door	Glass and fluorocarbon coated aluminium frame	Lockset with handle
		Flat Roof door	Aluminium framed glass door	Glass and fluorocarbon coated aluminium frame	Lockset with handle
		Private Roof gate	Metal gate	Powder coating	Lockset
		Bedroom door	Hollow core timber door	Timber veneer finish	Lockset with handle and door stopper
		Bathroom door	Hollow core timber door with timber louver	Timber veneer finish	Lockset with handle and door stopper
			Fittings and equipment	Type	Material
(b)	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Basin cabinet countertop	Solid surfacing
				Basin cabinet	Wooden cabinet with plastic laminate finish, timber veneer finish and metal
				Mirror cabinet	Wooden mirror cabinet with metal framed mirror, glass, plastic laminate finish, timber veneer finish and metal
			Bathroom fittings	Wash basin mixer	Chrome plated
				Wash basin	Solid surfacing
				Water closet	Vitreous China
				Paper holder	Powder coated metal
				Robe hook	Chrome plated
				Shelf	Reconstituted stone

Note:
4/F, 13/F & 14/F are omitted.

3. 室內裝置					
細項			描述		
			用料	裝修物料	配件
(a)	門	大門	實心木門	木皮飾面	門鎖連拉手、門鼓、門擋及防盜眼
		露台及工作平台門	鋁質框玻璃門	玻璃及氟化碳噴塗層鋁質框	門鎖連拉手
		平台門	鋁質框玻璃門	玻璃及氟化碳噴塗層鋁質框	門鎖連拉手
		私人天台閘	金屬閘	粉末塗層	門鎖
		睡房門	空心木門	木皮飾面	門鎖連拉手及門擋
		浴室門	空心木門配木百葉	木皮飾面	門鎖連拉手及門擋
			裝置及設備	類型	用料
(b)	浴室	(i) 裝置及設備的類型及用料	櫃	洗手盆櫃檯面	實心面材
				洗手盆櫃	木製櫃配膠板飾面、木皮飾面及金屬
				鏡櫃	木製鏡櫃配金屬框鏡、玻璃、膠板飾面、木皮飾面及金屬
			浴室裝置	洗手盆水龍頭	鍍鉻
				洗手盆	實心面材
				坐廁	陶瓷
				廁紙架	粉末塗層金屬
				掛衣鈎	鍍鉻
				層架	人造石

備註：
不設4樓、13樓及14樓。

3. INTERIOR FITTINGS					
Item			Description		
			Type		Material
(b)	Bathroom	(ii) Type and material of water supply system	Cold water supply and hot water supply		Copper water pipes with thermal insulation
			Fittings and equipment	Type	Material
		(iii) Type and material of bathing facilities (including shower or bathtub, if applicable)	Shower compartment	Shower set	Chrome plated
				Shower partition	Glass
		(iv) Size of bath tub, if applicable	Bathtub	Not Applicable	
			Material		
(c)	Kitchen	(i) Sink unit	Stainless steel		
		(ii) Water supply system	Copper water pipes with thermal insulation for cold water supply and hot water supply		
			Material	Finishes	
		(iii) Kitchen cabinet	Timber	Plastic laminate finish, high-gloss paint and metal	
		(iv) Type of all other fittings and equipment	Chrome plated sink mixer		
			Powder coated metal hanging rack		
			Sprinkler head is fitted on the ceiling of Open Kitchen		
			Smoke detector is fitted on the ceiling of or near Open Kitchen		
(d)	Bedroom	Type and material of fittings (including built-in wardrobe)	Not Applicable		

Note:
4/F, 13/F & 14/F are omitted.

3. 室內裝置						
細項			描述			
			類型		用料	
(b)	浴室	(ii) 供水系統的類型及用料	冷水供應及熱水供應		採用隔熱絕緣保護之銅喉管	
			裝置及設備	類型	用料	
		(iii) 沐浴設施 (包括花灑或浴缸(如適用的話))	淋浴間	花灑套裝	鍍鉻	
				淋浴間隔	玻璃	
		(iv) 浴缸大小 (如適用的話)	浴缸	不適用		
			用料			
(c)	廚房	(i) 洗滌盆	不銹鋼			
		(ii) 供水系統	冷水供應及熱水供應採用配有隔熱絕緣保護之銅喉管			
			用料	裝修物料		
		(iii) 廚櫃	木	膠板飾面、高光油漆及金屬		
		(iv) 所有其他裝置及設備的類型	鍍鉻洗滌盆水龍頭			
			粉末塗層金屬掛架			
			開放式廚房內天花裝設消防花灑頭			
			開放式廚房內或附近的天花裝設煙霧探測器			
(d)	睡房	裝置(包括嵌入式衣櫃)的類型及用料	不適用			

備註：
不設4樓、13樓及14樓。

3. INTERIOR FITTINGS			
Item			Description
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Faceplate for all switches and power socket. Each residential unit provided with 3 phase power supply and equipped a miniature circuit breaker board completed with protective devices
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"
(h)	Gas supply	Type, system and location	Not Applicable
			Description
(i)	Washing machine connection point	Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"
		Design	Water supply point of a diameter of 15mm and drainage point of a diameter 40mm are provided
(j)	Water supply	(i) Material of water pipes	Copper water pipes with thermal insulation for cold water and hot water supply system; UPVC pipes are used for flushing water system
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. Exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, cladding, non-concrete partition walls, designated pipe ducts or other materials.
		(iii) Whether hot water is available	Hot water supply system is available for Open kitchen and Bathroom

Note:
4/F, 13/F & 14/F are omitted.

3. 室內裝置			
細項			描述
(e)	電話	接駁點的位置及數目	請參考「住宅物業機電裝置數量說明表」
(f)	天線	接駁點的位置及數目	請參考「住宅物業機電裝置數量說明表」
(g)	電力裝置	(i) 供電裝置 (包括安全裝置)	所有開關掣及插座之面板。每戶提供三相電力並均裝有包括漏電保護器的總電掣箱
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露。除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之槽位或其他物料遮蓋或暗藏
		(iii) 電插座及空調機接駁點的位置和數目	請參考「住宅物業機電裝置數量說明表」
(h)	氣體供應	類型、系統及位置	不適用
			描述
(i)	洗衣機接駁點	位置	請參考「住宅物業機電裝置數量說明表」
		設計	設有直徑為15毫米來水接駁喉位及直徑40毫米去水接駁喉位
(j)	供水	(i) 水管的用料	冷水及熱水供應系統採用配有隔熱絕緣保護之銅喉管；沖廁系統採用膠喉管
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露。除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之槽位或其他物料遮蓋或暗藏
		(iii) 有否熱水供應	開放式廚房及浴室有熱水供應

備註：
不設4樓、13樓及14樓。

4. MISCELLANEOUS					
Item			Description		
				Passenger Lift	Vehicle Lift
(a)	Lifts	(i) Brand name and model number	Brand Name	Mitsubishi	Anlev
			Model Number	Nexway-S	AT Standard 1000
		(ii) Number and floors served by them	Number of lifts	2	2
			Floors served by the lifts	B2/F, B1/F, G/F, 2/F-3/F, 5/F-12/F and 15/F-19/F	B2/F, B1/F and G/F
(b)	Letter box	Material	Stainless steel		
(c)	Refuse collection	(i) Means of refuse collection	Collected by cleaners from refuse storage and material recovery room		
		(ii) Location of refuse room	Refuse storage and material recovery room is provided in the common area of each residential floor. Refuse storage and material recovery chamber is provided on G/F.		
			Water meter	Electricity meter	Gas meter
(d)	Water meter, electricity meter and gas meter	(i) Location	Inside common water meter cabinet on each residential floor	Inside common meter room on each residential floor	Not applicable
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Not applicable

In relation to item 4(a) and 6 in the Development specified in the above table, the Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Note:
4/F, 13/F & 14/F are omitted.

4. 雜項					
細項			描述		
				乘客升降機	汽車升降機
(a)	升降機	(i) 品牌名稱及產品型號	品牌名稱	Mitsubishi	Anlev
			產品型號	Nexway-S	AT Standard 1000
		(ii) 升降機的數目及到達的樓層	升降機的數目	2	2
			到達的樓層	地庫2樓、地庫1樓、地下、2樓至3樓、5樓至12樓及15樓至19樓	地庫2樓、地庫1樓及地下
(b)	信箱	用料	不銹鋼		
(c)	垃圾收集	(i) 垃圾收集的方法	由清潔工人由垃圾及物料回收房收集垃圾		
		(ii) 垃圾房的位置	垃圾及物料回收房位於每層住宅樓層之公用地方。垃圾及物料回收房設於地下。		
			水錶	電錶	氣體錶
(d)	水錶、電錶及氣體錶	(i) 位置	每層住宅樓層之公共水錶櫃內	每層住宅樓層之公共電錶房內	不適用
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	不適用

有關於發展項目在上述列表所指明之第4(a)及第6細項，賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：
不設4樓、13樓及14樓。

5. SECURITY FACILITIES	
Item	Description
Security system and equipment (including details of built-in provisions and their locations)	Smart card access control system is provided at main entrance of residential lobby, car park, clubhouse, communal sky garden and all lifts. Video door phone is provided in Living Room and Dining Room of all residential units. CCTV cameras are provided at lift lobby on B1/F and B2/F, main entrance of residential lobby, fireman's lift lobby on 2/F and 3/F, car park, clubhouse, communal sky garden, staircase exit and all lifts, and are connecting directly to the caretaker's counter and office accommodation for caretakers on G/F.

6. APPLIANCES	
Item	Description
Brand name and model number	For brand names and model numbers of appliances provision, please refer to the "Appliances Schedule"

In relation to item 4(a) and 6 in the Development specified in the above table, the Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Note:
4/F, 13/F & 14/F are omitted.

5. 保安設施	
細項	描述
保安系統及設備(包括嵌入式的裝備的細節及其位置)	住宅大堂主入口、停車場、會所、公用空中花園及所有升降機設有智能卡通道控制系統。各住宅單位客廳及飯廳內設有視像對講機。 地庫1層及地庫2層升降機大堂、住宅大堂主入口、2樓及3樓消防員升降機大堂、停車場、會所、公用空中花園、樓梯出口及所有升降機均裝有閉路電視，並直接連接到地下的管理員櫃檯與管理員辦公室。

6. 設備	
細項	描述
品牌名稱及產品型號	有關設備的品牌名稱及產品型號，請參閱「設備說明表」

有關於發展項目在上述列表所指明之第4(a)及第6細項，賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：
不設4樓、13樓及14樓。

Appliances Schedule 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	5/F-12/F & 15/F-18/F 5樓至12樓、15樓至18樓							19/F 19樓						
				A	B	C	D	E	F	G	A	B	D	E	F	G	
Living Room and Dining Room 客廳及飯廳	Video Doorphone 視像對講機	Comelit	6602W	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Multi-Split Type Air-Conditioner Indoor Unit 多聯式分體式冷氣機室內機	Toshiba 東芝	RAS-M22N4KV	✓	✓	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	
	Variable refrigerant flow Air-Conditioner (Indoor Unit) 可變製冷劑流量系統冷氣機(室內機)		MMK-UP0241HP-E	-	-	✓	-	-	-	-	-	-	-	-	-	-	
			MMK-UP0151HP-E	-	-	-	-	-	-	-	-	✓	-	-	-	-	
	Refrigerator 雪櫃	Rosieres	RBBF178-T	-	-	-	-	-	-	✓	✓	✓	-	-	-	✓	
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 18/21/24 LCD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Exhaust Fan 抽氣扇	Östberg 奧斯博格	LPK 125A1	✓	✓	-	✓	✓	-	-	✓	-	✓	✓	-	-	
	Thermal Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Open Kitchen 開放式廚房	Cooker Hood 抽油煙機	Rosieres	RHT680IN	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Induction Cooker 電磁爐		MI1301/1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Combination Steam Oven 蒸焗爐		RFVS580X/1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Refrigerator 雪櫃		RBBF178-T	✓	✓	✓	✓	✓	✓	-	-	-	✓	✓	✓	-	
	2 in 1 Washer & Dryer 二合一洗衣乾衣機		RILS14853TH1-UK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Master Bedroom 主人睡房	Multi-Split Type Air-Conditioner Indoor Unit 多聯式分體式冷氣機室內機	Toshiba 東芝	RAS-M10N4KV	✓	✓	-	✓	✓	✓	✓	-	-	-	-	-	-	
			RAS-M16N4KV	-	-	-	-	-	-	-	✓	-	✓	✓	✓	✓	
	Variable refrigerant flow Air-Conditioner (Indoor Unit) 可變製冷劑流量系統冷氣機(室內機)		MMK-UP0181HP-E	-	-	✓	-	-	-	-	-	-	-	-	-	-	-
			MMK-UP0151HP-E	-	-	-	-	-	-	-	-	-	✓	-	-	-	-
Bedroom 1 睡房1	Variable refrigerant flow Air-Conditioner (Indoor Unit) 可變製冷劑流量系統冷氣機(室內機)	Toshiba 東芝	MMK-UP0121HP-E	-	-	✓	-	-	-	-	-	-	-	-	-	-	
			MMK-UP0151HP-E	-	-	-	-	-	-	-	-	✓	-	-	-	-	
Air-Conditioning Platform 冷氣機平台	Multi-Split Type Air-Conditioner Outdoor Unit 多聯式分體式冷氣機室外機	Toshiba 東芝	RAS-4M27S3AV-E	✓	✓	-	✓	✓	✓	✓	-	-	-	-	-	-	
	RAS-5M34S3AV-E		-	-	-	-	-	-	-	-	-	✓	✓	✓	✓		
	Variable refrigerant flow Air-Conditioner (Outdoor Unit) 可變製冷劑流量系統冷氣機(室外機)		MCY-MHP0506HT-HK	-	-	✓	-	-	-	-	-	-	-	-	-	-	
Private Roof 私人天台	Multi-Split Type Air-Conditioner Outdoor Unit 多聯式分體式冷氣機室外機	Toshiba 東芝	RAS-5M34S3AV-E	-	-	-	-	-	-	-	✓	-	-	-	-	-	
	Variable refrigerant flow Air-Conditioner (Outdoor Unit) 可變製冷劑流量系統冷氣機(室外機)			MCY-MHP0606HT-HK	-	-	-	-	-	-	-	-	✓	-	-	-	-

Notes :

- The symbol “✓” as shown in the above table denotes such appliance(s) is/are provided and/or installed in the residential property.
- The symbol “-” as shown in the above table denotes “Not applicable”.
- 4/F, 13/F & 14/F are omitted.

備註：

- 上表內之符號“✓”代表此設備於該住宅物業內提供及/或安裝。
- 上表內之符號“-”代表不適用。
- 不設4樓、13樓及14樓。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Description 描述	5/F-12/F & 15/F-18/F 5樓至12樓、15樓至18樓							19/F 19樓					
		A	B	C	D	E	F	G	A	B	D	E	F	G
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Switch for Electric Water Heater 電熱水爐開關掣	-	-	1	-	-	-	-	-	-	-	-	-	-
	Switch for Electric Water Heater and Exhaust Fan 電熱水爐及抽氣扇開關掣	1	1	-	1	1	-	-	1	1	1	1	-	-
	Switch for Indoor Air-Conditioner 室內冷氣機開關掣	1	1	1	1	1	1	1	1	2	1	1	1	1
	Socket Outlet for Refrigerator 雪櫃電插座	-	-	-	-	-	-	1	1	1	-	-	-	1
	Single Socket Outlet 單位電插座	-	-	-	-	-	-	-	1	-	-	-	-	-
	Twin Socket Outlet 雙位電插座	3	3	3	3	3	3	3	3	3	3	3	3	3
	TV/FM Outlet 電視及電台接收插座	2	2	2	2	2	2	2	2	2	2	2	2	2
	Optical Fiber Network & Reserved Telephone Wiring Point 光纖網絡及預留電話位	2	2	2	2	2	2	2	2	2	2	2	2	2
	Lighting Switch 燈掣	4	4	4	4	4	3	3	4	4	4	4	3	3
	Lighting Point 燈位	3	3	4	3	3	3	2	2	3	3	3	3	2
	Door Bell 門鈴	1	1	1	1	1	1	1	1	1	1	1	1	1
	Video Doorphone 視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:

- “1, 2, ...” as shown in the above table denotes the quantity of such provision(s) provided in the relevant residential unit.
- The symbol “-” as shown in the above table denotes “Not applicable”.
- 4/F, 13/F & 14/F are omitted.

備註：

- 上表之“1, 2, ...”指該設備於相關住宅單位內提供的數量。
- 上表內之符號“-”代表不適用。
- 不設4樓、13樓及14樓。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Description 描述	5/F-12/F & 15/F-18/F 5樓至12樓、15樓至18樓							19/F 19樓					
		A	B	C	D	E	F	G	A	B	D	E	F	G
Open Kitchen 開放式廚房	Miniature Circuit Breakers Board 總電掣箱	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Kitchen Cabinet Lighting 廚櫃燈接線位	1	1	1	1	1	1	1	1	1	1	1	1	1
	Socket Outlet for Refrigerator 雪櫃電插座	1	1	1	1	1	1	-	-	-	1	1	1	-
	Socket Outlet for 2 in 1 Washer Dryer 二合一洗衣乾衣機電插座	1	1	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switched Socket Outlet for Cooker Hood 抽油煙機電插座連開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Induction Cooker 電磁爐接線位	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Combination Steam Oven 蒸焗爐接線位	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Induction Cooker 電磁爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Combination Steam Oven 蒸焗爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1
	Washer & Dryer Connection Point (Water Inlet) 洗衣及乾衣機接駁點(來水位)	1	1	1	1	1	1	1	1	1	1	1	1	1
	Washer & Dryer Connection Point (Water Outlet) 洗衣及乾衣機接駁點(去水位)	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	-	-	1	-	-	1	-	1	-	-	-	1	-

Notes:

- “1, 2, ...” as shown in the above table denotes the quantity of such provision(s) provided in the relevant residential unit.
- The symbol “-” as shown in the above table denotes “Not applicable”.
- 4/F, 13/F & 14/F are omitted.

備註：

- 上表之“1, 2, ...”指該設備於相關住宅單位內提供的數量。
- 上表內之符號“-”代表不適用。
- 不設4樓、13樓及14樓。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Description 描述	5/F-12/F & 15/F-18/F 5樓至12樓、15樓至18樓							19/F 19樓					
		A	B	C	D	E	F	G	A	B	D	E	F	G
Master Bedroom 主人睡房	Switch for Indoor Air-Conditioner 室內冷氣機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣	-	-	-	-	-	1	1	-	-	-	-	1	1
	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2
	TV/FM Outlet 電視及電台接收插座	1	1	1	1	1	1	1	1	1	1	1	1	1
	Optical Fiber Network & Reserved Telephone Wiring Point 光纖網絡及預留電話位	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	1	1	1	1	1	2	2	1	1	1	1	2	2
	Lighting Point 燈位	1	1	1* 2^	1	1	1	1	1	1	1	1	1	1
Bedroom 1 睡房1	Switch for Indoor Air-Conditioner 室內冷氣機開關掣	-	-	1	-	-	-	-	-	1	-	-	-	-
	Twin Socket Outlet 雙位電插座	-	-	2	-	-	-	-	-	2	-	-	-	-
	TV/FM Outlet 電視及電台接收插座	-	-	1	-	-	-	-	-	1	-	-	-	-
	Optical Fiber Network & Reserved Telephone Wiring Point 光纖網絡及預留電話位	-	-	1	-	-	-	-	-	1	-	-	-	-
	Lighting Switch 燈掣	-	-	1	-	-	-	-	-	1	-	-	-	-
	Lighting Point 燈位	-	-	1	-	-	-	-	-	1	-	-	-	-

Notes:

- “1, 2, ...” as shown in the above table denotes the quantity of such provision(s) provided in the relevant residential unit.
- The symbol “-” as shown in the above table denotes “Not applicable”.
- The symbol “*” as shown in the above table denotes "Not Applicable to Flat C on 18/F".
- The symbol “^” as shown in the above table denotes "Only Applicable to Flat C on on 18/F".
- 4/F, 13/F & 14/F are omitted.

備註：

- 上表之“1, 2, ...”指該設備於相關住宅單位內提供的數量。
- 上表內之符號“-”代表不適用。
- 上表內之符號“*”代表不適用於18樓C單位。
- 上表內之符號“^”代表只適用於18樓C單位。
- 不設4樓、13樓及14樓。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Description 描述	5/F-12/F & 15/F-18/F 5樓至12樓、15樓至18樓							19/F 19樓					
		A	B	C	D	E	F	G	A	B	D	E	F	G
Bathroom 浴室	Connection Point for Thermo Ventilator 浴室寶接線位	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Electric Water Heater 電熱水爐接線位	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Control Panel of Thermo Ventilator 浴室寶控制箱接線位	1	1	-	1	1	-	-	1	1	1	1	-	-
	Connection Point for Exhaust Fan 抽氣扇接線位	1	1	-	1	1	-	-	1	1	1	1	-	-
	Connection Point for Mirror Cabinet Lighting 鏡櫃燈接線位	1	1	1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet 單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	4	4	4	4	4	4	4	4	4	4	4	4	4
Balcony and Utility Platform 露台及工作平台	Lighting Point 燈位	1	1	1	1	1	1	1	-	-	1	1	1	1
	Isolator for Outdoor Air-Conditioner 室外冷氣機開關掣	1	1	1	1	1	1	1	-	-	1	1	1	1
Flat Roof 平台	Lighting Point 燈位	-	-	-	-	-	-	-	5	6	-	-	-	-
Private Roof 私人天台	Weatherproof Single Socket Outlet 防水單位電插座	-	-	-	-	-	-	-	3	3	2	2	2	2
	Weatherproof Lighting Switch 防水燈掣	-	-	-	-	-	-	-	1	1	1	1	1	1
	Lighting Point 燈位	-	-	-	-	-	-	-	7	8	7	7	10	8
	Isolator for Outdoor Air-Conditioner 室外冷氣機開關掣	-	-	-	-	-	-	-	1	1	-	-	-	-

Notes:

- “1, 2, ...” as shown in the above table denotes the quantity of such provision(s) provided in the relevant residential unit.
- The symbol “-” as shown in the above table denotes “Not applicable”.
- 4/F, 13/F & 14/F are omitted.

備註：

- 上表之“1, 2, ...”指該設備於相關住宅單位內提供的數量。
- 上表內之符號“-”代表不適用。
- 不設4樓、13樓及14樓。

24 | SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

25 | GOVERNMENT RENT 地稅

The Vendor is liable for the Government rent payable for a specified residential property up to and including the date of completion of the sale and purchase and assignment of that specified residential property to the purchaser (i.e. the date of assignment of that property).

擁有人有法律責任就指明住宅物業繳付直至並包括該住宅物業買賣完成日(即該物業轉讓契日期)之地稅。

26 | MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water and electricity.
2. On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.

Note:

On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the owner) under the latest draft of deed of mutual covenant, and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水及電力的按金。

2. 在交付時，買方無須向擁有人支付清理廢料的費用。

備註：

在交付時，買方須根據公契的最新擬稿向管理人(而非擁有人)支付清理廢料的費用，如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

27 | DEFECT LIABILITY WARRANTY PERIOD 欠妥之處的保養責任期

The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser within 6 months after the date of completion of the sale and purchase of the specified residential property, remedy any defects to the residential property, or the fittings, finishes or appliances incorporated into the residential property as set out in the agreement for sale and purchase, caused otherwise than by the act or neglect of the purchaser.

凡住宅物業或於買賣合約列出裝設於住宅物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在指明住宅物業之買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

28 | MAINTENANCE OF SLOPES 斜坡維修

Not Applicable

不適用

29 | MODIFICATION 修訂

No existing application to the Government for a modification of the land grant for the Development.

發展項目現時並沒有向政府提出申請修訂批地文件。

30 | RELEVANT INFORMATION 有關資料

1. The Manager has the power to operate the davit arm system and gondola system including all jibs, brackets, hinges, posts or other related equipment over any flat roof or roof of the residential units, and to enter into, pass through and remain to the extent reasonably necessary in any flat roof or roof forming part of a residential unit for such operation.
2. There is a cast-in anchor for anchorage of personal fall arresting system on the wall of or near the balcony or utility platform of each residential unit. There are/will be provisions in the House Rules of the Development that the owner of a residential unit shall inspect, upkeep and maintain such cast-in anchor in his residential unit in accordance with the applicable guidelines or requirements from time to time issued by the relevant authorities and the manager.

1. 管理人有權力在住宅物業之平台或天台上空操作吊船吊臂系統及吊船系統，包括所有吊臂、支架、鉸鏈、柱或其他相關設備，及在管理人為該操作而作合理必要的進入、通過及停留於構成住宅單位的平台或天台。
2. 每個住宅物業的露台或工作平台的牆壁上或其附近有用於個人防墜系統錨固的澆注錨固裝置。發展項目的住戶守則已有/將有規定，住宅物業的業主須按照相關當局及管理人不時發出的適用指引或要求檢查、保養及維護其住宅物業內的澆注錨固裝置。

Breakdown of GFA Concessions Obtained for All Features
獲寬免總樓面面積的設施分項

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the Development. 於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有(＃)號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		Area (m ²) 面積 (平方米)
1 (#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方 (公共交通總站除外)	688.028
2	Plant rooms and similar services 機房及相類設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室(訊播室)、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	89.948
2.2 (#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	776.076
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	Not Applicable 不適用

Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		Area (m ²) 面積 (平方米)
3	Balcony 露台	88.000
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5	Communal sky garden 公用空中花園	168.026

Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		Area (m ²) 面積 (平方米)
6	Acoustic fin 隔聲鰭	Not Applicable 不適用
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8	Non-structural prefabricated external wall 非結構預製外牆	Not Applicable 不適用
9	Utility platform 工作平台	66.000
10	Noise barrier 隔音屏障	Not Applicable 不適用

Amenity Features 適意設施		Area (m ²) 面積 (平方米)
11	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	4.485
12	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	100.587
13	Covered landscaped and play area 有蓋園景區及遊樂場地	44.147
14	Horizontal screen/covered walkway and trellis 橫向屏障/有蓋人行道及花棚	Not Applicable 不適用
15	Larger lift shaft 擴大升降機槽	59.879
16	Chimney shaft 煙囪管道	Not Applicable 不適用
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
18 (#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	116.453
19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	Not Applicable 不適用

31 | INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Amenity Features 適意設施		Area (m ²) 面積 (平方米)
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	Not Applicable 不適用
22	Sunshade and reflector 遮陽篷及反光罩	Not Applicable 不適用
23 (#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window 伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	Not Applicable 不適用
24	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway 《作業備考》APP-19 第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	Not Applicable 不適用

Other Exempted Items 其他項目		Area (m ²) 面積 (平方米)
25 (#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
26	Covered area under large projecting/ overhanging feature 大型伸出/外懸設施下的有蓋地方	Not Applicable 不適用
27	Public transport terminus 公共交通總站	Not Applicable 不適用
28 (#)	Party structure and common staircase 共用構築物及公用樓梯	Not Applicable 不適用
29 (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	17.604
30	Public passage 公眾通道	Not Applicable 不適用
31	Covered set back area 有蓋的後移部分	Not Applicable 不適用

Bonus GFA 額外總樓面面積		Area (m ²) 面積 (平方米)
32	Bonus GFA 額外總樓面面積	Not Applicable 不適用
Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考(第8號)提供的額外環保設施		Area (m ²) 面積 (平方米)
33	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not Applicable 不適用

Note:
The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

備註：
上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2規定的要求而制定的。屋宇署會按實際需要不時更改有關要求。

Environmental Assessment of the Building
建築物的環境評估

Green Building Certification

Assessment result under the **BEAM Plus** certification conferred / issued by Hong Kong Green Building Council Limited (HKGBC) for the building prior to the printing of the sales brochures.

Provisional
UNCLASSIFIED



Application no.: PAU0014/25

綠色建築認證

在印刷此售樓說明書前，本物業根據香港綠色建築議會有限公司頒授 / 發出的綠建環評認證評級。

暫定評級
不予評級



申請編號: PAU0014/25

Estimated energy performance or consumption for the common parts of the Development
發展項目的公用部分的預計能量表現或消耗

Latest information on the estimated energy performance or consumption for the common parts of the Development as submitted to the Building Authority prior to the printing of the sales brochures:
於印製售樓說明書前呈交予建築事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

Part I 第 I 部份	
Provision of Central Air Conditioning 提供中央空調	No 否
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 是
Energy Efficient Features proposed: 擬安裝的具能源效益的設施：-	LED BULKHEAD LIGHT FITTING 發光二極管照明燈具 REGENERATIVE POWER OF LIFT SYSTEM 升降機電動設置再生動力裝置

Part II: The predicted annual energy use of the proposed building / part of building ^(Note:1) 第 II 部份：擬興建樓宇/部份樓宇預計每年能源消耗量 ^(註腳1)					
Location 位置	Internal Floor Area Served (m²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building ^(Note 2) 基線樓宇 ^(註腳2) 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/m²/annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m²/annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/m²/annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m²/annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation ^(Note 3) 有使用中央屋宇裝備裝置 ^(註腳3) 的部份	1,218.73	193.49	-	193.49	-

31

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 第 III 部份：以下裝置乃按機電工程署公布的相關實務守則設計			
Type of Installations 裝置類型	Yes 是	No 否	N/A 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

- Notes:
1.

In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the Development by the internal floor area served, where:
(a) “total annual energy use” has the same meaning of “annual energy use” in the BEAM Plus New Buildings (current version); and
(b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

2.

“Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” in the BEAM Plus New Buildings (current version).

3.

“Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.
- 註腳：

1.

一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。預計每年能源消耗量[以耗電量（千瓦小時/平方米/年）及煤氣/石油氣消耗量（用量單位/平方米/年）計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-
(a) “每年能源消耗量”與新建樓宇BEAM Plus標準（現行版本）中的「年能源消耗」具有相同涵義；及
(b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。

2.

“基準樓宇”與新建樓宇 BEAM Plus 標準（現行版本）中的“基準建築物模式（零分標準）”具有相同涵義。

3.

“中央屋宇裝備裝置”與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

32 | INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRESALE CONSENT

地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit or the Parking Space specified in the Agreement for Sale and Purchase, sub-sell that Residential Unit or the Parking Space or transfer the benefit of the Agreement for Sale and Purchase of that Residential Unit or Parking Space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.
 2. If the Vendor, at the request of the purchaser under an Agreement for Sale and Purchase, agrees (at its own discretion) to cancel the Agreement for Sale and Purchase or the obligations of the purchaser under the Agreement for Sale and Purchase, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit and the Parking Space specified in the Agreement for Sale and Purchase and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the Agreement for Sale and Purchase.
 3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Government Grant up to and including the date of the respective Assignments to the purchasers.
 4. The purchaser who has signed an Agreement for Sale and Purchase has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK\$100 per request.
 5. For information and requirements relating to the “Pink Cross-hatched Black Area”, please refer to the sections “Summary of Land Grant” and “Information on Public Facilities and Public Open Spaces” of this sales brochure.
1. 買方須與賣方於正式合約協議，除可用作按揭或押記外，買方不會於完成正式買賣合約之成交及簽署轉讓契之前，以任何方式，或訂立任何協議以達至，提名任何人士接受轉讓正式買賣合約所指定的住宅物業或停車位，或轉讓該住宅物業或停車位，或轉移該住宅物業或停車位的正式合約的權益。
 2. 如正式買賣合約的買方有此要求，並獲賣方（按其自己的酌情決定）同意之情況下取消正式買賣合約或買方於該正式買賣合約所承擔之責任，賣方有權保留相等於該正式買賣合約所指定的住宅物業及停車位總售價百份之五的款額。同時買方亦須額外付予賣方或付還賣方（視情況而定）全部就取消該正式買賣合約須付之律師費、收費及代墊付費用（包括任何須繳付之印花稅）。
 3. 賣方將會支付或已經支付（視情況而定）由批地文件之日起直至有關個別買方簽署轉讓契之日（包括簽署轉讓契當日）止，所有有關該正在興建的發展項目所處地段的地稅。
 4. 已簽署正式買賣合約的買方有權要求查閱一份有關完成興建發展項目所需的建築費用及專業費用總額的最新資料，及有關直至詢問時的上一個公曆月底為止已動用及支付的建築費用及專業費用總額，並可於提出要求及在支付不超過港幣一百元象徵式費用後獲提供該資料的副本。
 5. 有關「粉紅色加黑色交叉線範圍」的資料及要求，請參閱本售樓說明書中「批地文件的摘要」及「公共設施及公眾休憩用地的資料」各節。

33 | WEBSITE ADDRESS 互聯網網址

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.nexusgrand.com.hk

賣方為施行《一手住宅物業銷售條例》第2部就發展項目指定的互聯網網站的網址：
www.nexusgrand.com.hk

34 | POSSIBLE FUTURE CHANGE 日後可能出現改變

There may be future changes to the Development and the surrounding areas.

發展項目及其周邊地區日後可能出現改變。

35 | DATE OF PRINTING OF SALES BROCHURE 售樓說明書印製日期

Date of printing of this Sales Brochure: 3 November 2025

本售樓說明書印製日期：2025年11月3日

